Robert Ellis

look no further...

Peveril Crescent,
Sawley, Nottingham
NG10 3DU

O/O £150,000 Freehold

0115 946 1818

/robertellisestateagent @robertellisea

A THREE BEDROOM SEMI DETACHED HOUSE IN NEED OF A GENERAL UPGRADE AND MODERNISATION.

Robert Ellis are pleased to be instructed to market this fantastic first time buy or investment opportunity that benefits from no upward chain. The property is situated in a popular residential location with easy access to local amenities and schools.

The property is constructed of brick to the external elevation all under a tiled roof and is spacious throughout. The property is in need of a general upgrade and modernisation and will require a central heating system to be installed but does benefit from UPVC double glazing throughout.

In brief the accommodation comprises of an entrance hallway, lounge with double glazed window to the front and feature fireplace, to the rear is the kitchen diner with views to the rear garden and access to a storage cupboard, the utility room is also located off the hallway. To the first floor there are three generous bedrooms, all with fitted wardrobes/cupboards, family bathroom and separate w.c. Outside to the rear there is a large private enclosed garden which is a fantastic asset to the property and will provide several areas for people to sit and enjoy outside living.

The property is well placed for easy access to the local shops, schools for younger children provided by Sawley, while the Asda and Tesco superstores and many other retail outlets are found in nearby Long Eaton as are schools for older children, there are healthcare and sports facilities within include the Trent Lock Golf Club which is only a few minutes walk away on Lock Lane, there are walks around Trent Lock and the adjoining picturesque countryside and the excellent transport links include junctions 24 and 25 of the M1, East Midlands Airport, stations at Long Eaton and East Midlands Parkway while the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities. An early viewing comes highly recommended to appreciate the size and space of the accommodation on offer.

Entrance Hall
10'9 x 5'4 approx (3.28m x 1.63m approx)
Front entrance door, stairs to the first floor and doors to:

Lounge
13' x 10'9 approx (3.96m x 3.28m approx)
Double glazed window to the front and feature gas firepalce.

Kitchen Diner
13' x 9'8 approx (3.96m x 2.95m approx)
Double glazed window to the rear, wall and base units with work surface over, stainless steel sink and drainer, space for washing machine, free standing gas hob and oven, feature gas fireplace, access to:

Storage Cupboard
4'3 x 2'1 approx (1.30m x 0.64m approx)

Utility
11'5 x 4'5 approx (3.48m x 1.35m approx)
Double glazed window to the rear and UPVC door to the side providing access to the rear garden. There is also access to an undersairs storage cupboard.

First Floor Landing
Storage cupboard housing the immersion tank, double glazed window to the side and doors to:

Bedroom 1
10'9 x 10'1 approx (3.28m x 3.07m approx)
Double glazed window to the rear and fitted storage cupboard.

Bedroom 2
10'4 x 10'1 approx (3.15m x 3.07m approx)
Double glazed window to the front, fitted storage cupboard.

Bedroom 3
8'4 x 7'8 approx (2.54m x 2.34m approx)
Double glazed window to the front, overstairs storage cupboard.

Bathroom
Panelled bath with shower over, pedestal wash hand basin, double glazed window to the rear, tiled splashbacks.

Separate w.c.
Low flush w.c. and double glazed window to the rear.

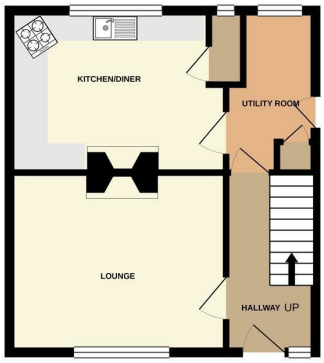
Outside
To the front of the property there is a lawned garden with views over the green and planted borders with decorative fence. To the rear of the property there is a delightful enclosed South facing rear garden with laid lawn, garden path and planted borders with misceallenous shrubs, bushes and trees. This is a fantastic asset to the property and with a bit of landscaping will be a truly amazing feature.

Directions
Proceed out of Long Eaton along Tamworth Road and at the traffic island continue straight over and into Sawley. Continue for some distance and turn right into Draycott Road, right into Beresford Road, left onto Peveril Crescent following the road where the property can be found on the left as identified by our 'for sale' board.
6528AMLT

Mortgage Advice
Robert Ellis Estate Agents can help you find a mortgage with The Mortgage Company, our sister company, on 0115 951 8898 or in person at branches where our mortgage advisors are available six days a week to discuss your needs. The Mortgage Company use over 60 different lenders to find a mortgage specific to your requirements. They also offer full advice on insurance or protection, offering life insurance, critical illness cover, income protection, family cover and buildings and contents insurance, based on an analysis of a number of insurers.

Your property may be repossessed if you do not keep up repayments on your mortgage.

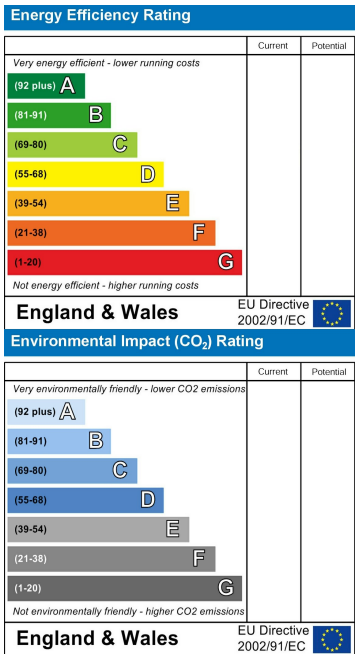
GROUND FLOOR
363 sq.ft. (33.7 sq.m.) approx.



1ST FLOOR
374 sq.ft. (34.8 sq.m.) approx.

TOTAL FLOOR AREA : 737 sq.ft. (68.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2021



These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

5 Derby Road, Long Eaton, Nottingham, Nottinghamshire, NG10 1LU
longeaton@robertellis.co.uk
0115 946 1818