Robert Ellis

look no further...

Charnwood Avenue,
Sawley, Nottingham
NG10 3HB

O/O £180,000 Freehold

A THREE DOUBLE BEDROOM END PROPERTY IN NEED OF SOME UPDATING WORK AND FOUND IN THIS SOUGHT AFTER LOCATION.

A deceivingly spacious end terrace home located just off Tamworth Road which is now in need of some updating work and occupies a corner plot with off street parking. The property is ideal for the first time buyer or those looking to put their own mark on their next home.

The property is constructed of brick to the external elevations and benefits from gas central heating and double glazing. In brief the accommodation comprises of a large hallway with stairs to the first floor and giving access to the lounge, dining room and kitchen which has plenty of storage space and a breakfast bar and leads onto the ground floor w.c. To the first floor there are three bedrooms and the three piece bathroom. Outside there is a low maintenance garden and off road parking.

The property is within easy reach of the local shops provided by Sawley with a Co-op convenience store on Draycott Road as well as other shops on Tamworth Road, there are schools for younger children in Sawley with schools for older children being within a few minutes walk of the property, there are healthcare and sports facilities including the Trent Lock Golf Club, further shopping facilities can be found in Long Eaton where there are Asda, Tesco, Adli stores and many other retail outlets, walks in the lovely open countryside and at Trent Lock and the excellent transport links include junctions 24 and 25 of the M1, East Midlands Airport which can be reached via the Skylink bus which takes you to Castle Donington and the airport, Long Eaton station is only a few minutes walk away and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.

Entrance Hall
Door to the side, double glazed window to the side, stairs to the first floor, radiator and doors to:

Lounge
13' max x 12'8 approx (3.96m max x 3.86m approx)
Double glazed windows to the front and side, coving to the ceiling, radiator and gas fire.

Dining Room
16'1 x 11'4 max approx (4.90m x 3.45m max approx)
Double glazed windows to the side and rear, gas fire, coving to the ceiling, radiator.

Kitchen
12'7 x 12'2 approx (3.84m x 3.71m approx)
Double glazed window to the side, matching wall and base units with work surfaces over, inset sink and drainer, space for a fridge freezer, integrated electric oven, four ring gas hob and extractor hood over, part tiled walls, breakfast bar and tiled flooring. Access to:

Rear Lobby
Providing access to:

Ground Floor w.c.
Double glazed window to the side, low flush w.c.

Storage
In need of some updating, door and window to the rear.

First Floor Landing
With doors to:

Bedroom 1
13'2 max x 12'8 approx (4.01m max x 3.86m approx)
Double glazed window to the side and a radiator.

Bedroom 2
12'11 x 11'4 approx (3.94m x 3.45m approx)
Double glazed window to the side and a radiator.

Bedroom 3
10' x 9'9 approx (3.05m x 2.97m approx)
Double glazed window to the rear.

Bathroom
Obscure double glazed window to the side, low flush w.c., pedestal wash hand basin, panelled bath.

Outside
Off road parking with gates to the rear. There is a low maintenance side and front garden with shrubs to the borders and access to the front door.

Directions
Proceed out of Long Eaton along Tamworth Road and at the traffic island proceed straight over and under the railway bridge and into Sawley. Charnwood Avenue can be found as a turning on the right hand side.
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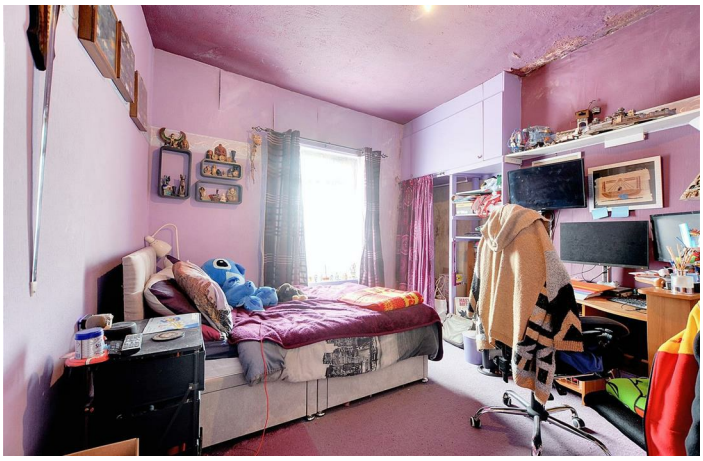
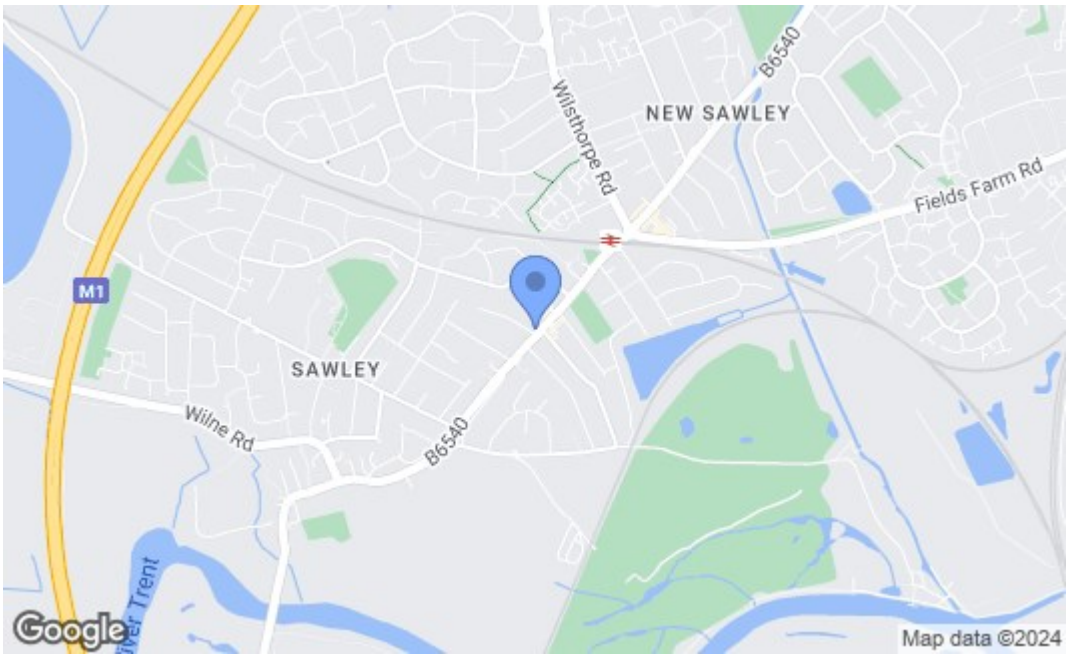
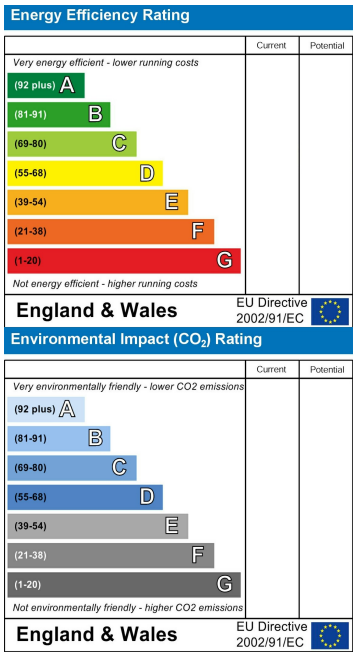
Council Tax
Erewash Borough Council Band B







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.

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