



Rufford Road,
Sawley, Nottingham
NG10 3FP

£200,000 Freehold



A THREE BEDROOM END TERRACE PROPERTY WITH OFF STREET PARKING AND GARDEN, BEING SOLD WITH NO UPWARD CHAIN.

Robert Ellis are pleased to bring to the market this spacious end of terrace property requiring some cosmetic modernisation throughout. This home would be ideal for the first time buyer, investor or families alike who are looking to put their own mark on a property.

Benefiting from gas central heating and double glazing, the property is built of brick with a pebble dash render. In brief the accommodation comprises of a porch, entrance hallway with storage cupboard, lounge, kitchen and four piece family suite. To the first floor the landing leads to three spacious bedrooms with the master benefiting from a convenient w.c. Outside the property has off street parking and to the rear an enclosed sunny garden with mature shrubs and trees, lawn and patio. There are also two outhouses, perfect for storage and an undercover shelter.

Located in the popular village of Sawley, close to a wide range of local amenities such as Morrison's, bakeries and local schools, Trent Lock is within walking distance offering fantastic food, drinks and walks with the Golf Club situated next door. Fantastic transport links are available with easy access to Long Eaton train station, East Midlands Airport and major road links including the M1, A52 and A50. A viewing is essential.



Porch

6'6 x 1'8 approx (1.98m x 0.51m approx)
UPVC double glazed door and windows to the front, tiled floor and door to:

Entrance Hallway

Wooden single glazed door, UPVC double glazed window, carpeted flooring, understairs storage cupboard and ceiling light.

Lounge

12'1 x 14'1 approx (3.68m x 4.29m approx)
UPVC double glazed window to the front, radiator, carpeted flooring, gas fire, feature fireplace and ceiling light.

Kitchen

12' x 7' approx (3.66m x 2.13m approx)
UPVC double glazed window and door to the rear, tiled floor, wall and base units with inset sink and drainer, space for a washing machine, integrated electric oven and gas hob, built-in storage cupboard housing the water tank and ceiling light.

Bathroom

5'5 x 9'4 approx (1.65m x 2.84m approx)
Obscure UPVC double glazed window to the side, vinyl flooring, radiator, low flush w.c., pedestal wash hand basin, single enclosed shower unit with electric shower, bath with mixer tap, radiator and ceiling light.

First Floor Landing

UPVC double glazed window to the side, carpeted flooring and ceiling light.

Bedroom 1

10'4 x 15'2 approx (3.15m x 4.62m approx)
UPVC double glazed window to the front, carpeted flooring, radiator, feature fireplace and ceiling light and door to:

w.c.

2'6 x 4'1 approx (0.76m x 1.24m approx)
Low flush w.c., wall mounted sink, vinyl flooring and ceiling light.

Bedroom 2

9'5 x 9'5 approx (2.87m x 2.87m approx)
UPVC double glazed window to the rear, carpeted flooring, built-in storage cupboard, radiator and ceiling light.

Bedroom 3

8'1 x 8' approx (2.46m x 2.44m approx)
UPVC double glazed window to the rear, carpeted flooring, radiator, built-in storage cupboard and ceiling light.

Outside

To the front of the property there is a small garden with off street parking. To the rear there is an enclosed garden with lawn, patio and two outhouses used for storage.

Directions

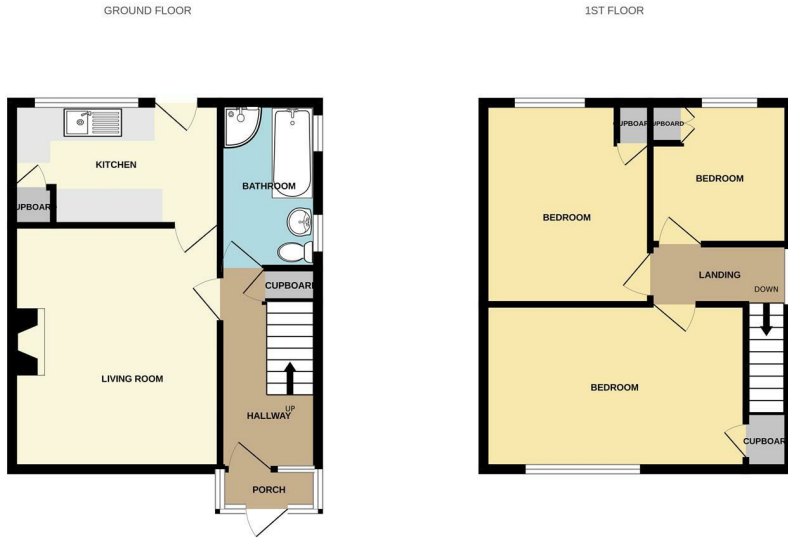
Proceed out of Long Eaton along Tamworth Road and at the traffic island proceed straight across and under the railway bridge into Sawley. Turn right into Harrington Road and left into Wilmot Street. Continue along Wilmot Street where Rufford Road is a turning on the left and the property can be found on the left as identified by our for sale board.

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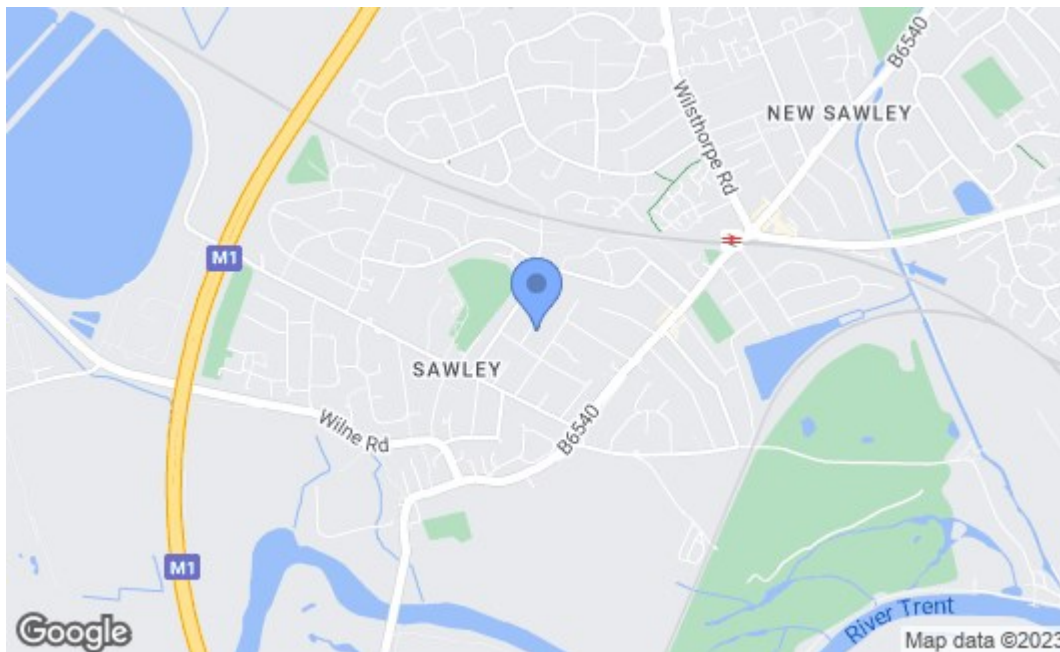
Council Tax

Erewash Borough Council Band A





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.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B		43	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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.