

Robert Ellis

look no further...



Hey Street,
Sawley, Nottingham
NG10 3GZ

£109,950 Freehold

0115 946 1818



/robertellisestateagent



@robertellisea



A 1/2 Bedroom Mid Terrace property being sold with the benefit of no upward chain.

Robert Ellis are delighted to bring to the market a property that is ideal for the First time Buyer or investor. The property does require some cosmetic upgrade and would benefit from having gas central heating fitted.

In brief the accommodation comprises of Lounge, Kitchen, bedroom, Dressing Room/Study and Bathroom. Outside there is a garden to the front and to the rear there is a brickstore with a w.c. patio area and lawn.

Sawley is a sought after residential area which has a number of local amenities and facilities and these include various shops while the Asda and Tesco superstores and many other retail outlets are found in the centre of Long Eaton which is only a short drive away. There are excellent schools for all ages, healthcare and sports facilities which include the West Park Leisure Centre and adjoining playing fields and the transport links include J25 of the M1, East Midlands Airport, Long Eaton station which is just a few minutes walk away and there is the A52 and other main roads which provide good access to Nottingham, Derby and other East Midlands towns and cities.



Lounge

13'0 x 10'11 (3.96m x 3.33m)

Gas fire with adam style surround, UPVC double glazed window to the front, UPVC double glazed front entrance door and door to

Kitchen

12'0 x 10'11 (3.66m x 3.33m)

Wall, base and drawer units with rolled edge work surface over, sink and drainer unit with mixer tap over, plumbing for automatic washing machine, appliance space, under stairs storage cupboard, tiled floor, UPVC double glazed window to the rear and stable style rear exit door.

Landing

Doors too

Bedroom One

10'11 x 12'11 (3.33m x 3.94m)

UPVC double glazed window to the front, storage heater.

Dressing Room/Study

10'10 x 5'10 (3.30m x 1.78m)

door to over stairs storage cupboard and door to

Bathroom

A three piece suite comprising a panelled bath, pedestal wash hand basin, low flush w.c, UPVC window to the rear, storage heater.

Outside

The property is set back from the road having a small low maintenance garden area. To the rear there is a brick store with a w.c, patio area and lawn. There is access at the bottom of the garden to take the bins out.

Directions (Paragraph)

Proceed out of Long Eaton along Tamworth Road and at the traffic island continue straight over and into Sawley. Turn left into Hey Street and the property can be found on the left identified by our for sale board.

6357EC

Mortgage Advice (Paragraph)

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.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		64
(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.