



Baslow Close,  
Long Eaton, Nottingham  
NG10 3ES

**O/I/R £200,000 Freehold**





A THREE BEDROOM SEMI DETACHED HOUSE FOUND ON A CORNER PLOT.

Robert Ellis are delighted to offer to the market a semi detached home, occupying a corner plot on Baslow Close situated in Sawley. The property is built of brick construction and offers no onward chain.. There are three bedrooms on offer within this semi detached home with a lounge, kitchen diner, utility and downstairs WC set on the ground floor. The property stands well from the front aspect with a large frontage space which offers a good sized lawned area and off road parking. Being sold with vacant possession, this is a property that is recommended to view to avoid disappointment.

The property is double glazed throughout and occupies a corner plot and the internal accommodation comprises of an entrance hall, lounge, utility room, downstairs WC and kitchen diner to the ground floor. To the first floor, there are three bedrooms and a main shower room.

The property is within easy reach of the shops provided on Tamworth Road in Sawley, as well as a Co-op convenience store on Draycott Road with further shopping facilities being found in Long Eaton, where there are Asda, Tesco, Aldi, Lidl and other retail outlets, there are schools for younger children in Sawley with the Long Eaton and Wilsthorpe Schools being within easy reach healthcare and sports facilities, including the Trent Lock Golf Centre, walks in the surrounding picturesque countryside and along the banks of the River Trent 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, stations at Long Eaton and East Midlands Parkway and the A52 and other main roads which provide good access to Nottingham, Derby and other East Midlands towns and cities.





### Entrance Hall

Double glazed door to the front, stairs to the first floor and door to:

### Lounge

13'5 x 11'1 approx (4.09m x 3.38m approx)

Double glazed window to the front, radiator and gas fire.

### Utility/w.c.

Providing access to the kitchen, double glazed door to the side, double glazed window to the rear, low flush w.c., vanity wash hand basin, linoleum flooring and door to:

### Kitchen

11'11 x 10'4 approx (3.63m x 3.15m approx)

Matching wall and base units with work surfaces over, inset stainless steel sink and drainer, integrated electric oven, four ring gas hob and extractor over, part tiled walls, space for a fridge freezer, pantry, tiled flooring and double glazed window to the rear.

### First Floor Landing

Double glazed window to the side, loft access hatch and doors to:

### Bedroom 1

11'2 x 10'6 approx (3.40m x 3.20m approx)

Double glazed window to the front, radiator.

### Bedroom 2

11'4 x 10'5 approx (3.45m x 3.18m approx)

Double glazed window to the rear, radiator.

### Bedroom 3

8'10 max x 8' max approx (2.69m max x 2.44m max approx)

Double glazed window to the front, radiator, storage cupboard.

### Shower Room

Two double glazed windows to the rear, low flush w.c., pedestal wash hand basin, single shower cubicle, wall mounted electric shower, part tiled walls and chrome heated towel rail.

### Outside

To the front of the property there is a garden which is laid mainly to lawn and offers off road parking, gate to the rear garden.

The rear garden is laid to lawn with shrubs and mature bedding, fencing to the boundaries.

### Directions

Proceed out of Long Eaton along Tamworth Road and at the traffic island continue straight over and into Sawley. Take the second right into Victoria Street, left into Wilmot Street, right into Rowsley Avenue, right again into Baslow Close and the property can be found on the left.

8542CO

### Council Tax

Erewash Borough Council Band B

### Agents Notes

We have been told the solar panels are owned but a purchaser should obtain verification from their solicitor.

### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 22mbps Ultrafast 1800mbps

Phone Signal – 02, Vodafone, Three, EE

Sewage – Mains supply

Flood Risk – No, surface water very low

Flood Defenses – No

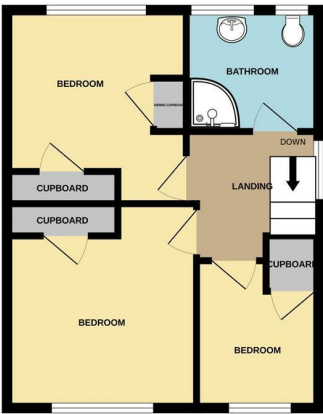
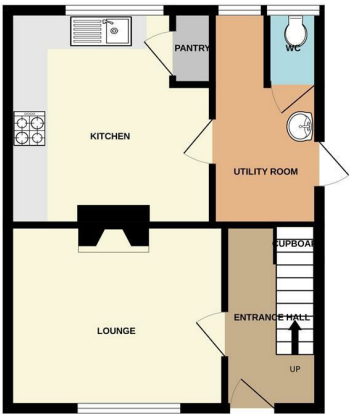
Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No



Robert Ellis  
ESTATE AGENTS



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	65	72
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.