Robert Ellis

look no further...

Purdy Meadow,
Sawley, Nottingham
NG10 3DJ

£149,950 Freehold

0115 946 1818

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A TWO DOUBLE BEDROOM MID TOWN HOUSE BEING SOLD WITH THE BENEFIT OF NO UPWARD CHAIN.

Robert Ellis are pleased to bring to the market a property which is ready for its next owner to stamp their own mark on. Situated in the popular area of Sawley within a cul-de-sac location the property is in need of some general modernisation and decoration throughout, however, we feel will suit a wide range of potential purchasers from investors in search of a home with a good rental potential or a first time buyer in search of a property which they can put their own mark on. The property comes to the market with the benefit of no upward chain and provides good size accommodation, an early viewing comes highly recommended, call the office today to arrange your viewing appointment.

This modern mid town house is constructed of brick to the external elevation under a tiled roof and in brief comprises of an entrance hall, kitchen, lounge with door to the rear garden and to the first floor there are two double bedrooms and a three piece suite bathroom. Outside there is an allocated parking space along with communal parking area, garden to the front and a privately enclosed garden to the rear.

Sawley is a very popular residential area which is next to open fields and countryside, there are local shops with a Co-op convenience store being on Draycott Road and a Morrison's found on Tamworth Road, within a few minutes drive there are the Asda and Tesco superstores and many other retail outlets found in Long Eaton town centre, there are healthcare and sports facilities including Trent Lock Golf Club, schools for all ages, walks in the nearby countryside and at Trent Lock, there are several local pubs and restaurants in Sawley and at Trent Lock and the excellent transport links include junctions 24 and 25 of the M1, East Midlands Airport, stations at Long Eaton, which is a few minutes walk away, and East Midlands Parkway and the A52 and other main roads provide good access to Nottingham, Derby and many other East Midlands towns and cities.

Entrance Hall
Front entrance door, telephone point, stairs to the first floor landing, radiator and door to:

Kitchen
9'11 x 5'9 approx
Wall, base and drawer units with roll edged work surface over, inset sink and drainer with mixer tap over, plumbing for automatic washing machine, appliance space, integrated oven, gas hob and extractor hood over, tiled walls and splashbacks, UPVC double glazed window to the front.

Lounge
14'10 x 12' approx
Radiator, door to a large storage cupboard double doors and window to the conservatory

Conservatory

Landing
door to a storage cupboard, access to the loft and doors to

Bedroom One
12' x 8'8 approx
UPVC double glazed window to the side, radiator

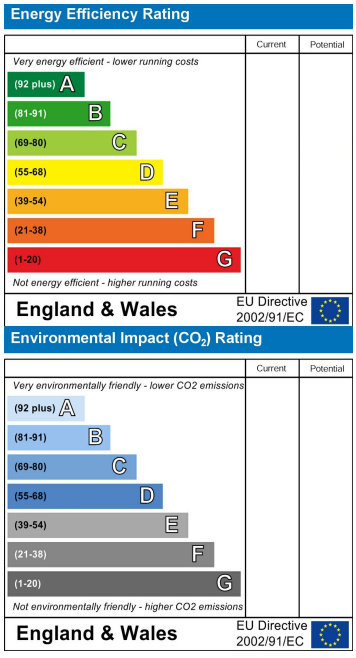
Bedroom Two
8'4 x 8'3 approx
UPVC double glazed window to the front, radiator and over stairs storage cupboard.

Bathroom
A three piece suite comprising of a bath, pedestal wash hand basin, low flush w.c., fully tiled walls and splashbacks and extractor fan.

Outside
To the front of the property there is a path leading to the front door with gravel borders and fence boundaries. To the rear there is a patio immediate to the property leading to the lawn which is privately enclosed with fenced boundaries. There is also an allocated parking space.

Directional Note
Proceed out of Long Eaton along Tamworth Road and at the traffic island continue straight over and into Sawley. After some distance turn right onto Draycott Road, right into Beresford Road, left onto Peveril Crescent and right onto Purdy Meadow can be found at the bottom of the cul-de-sac as identified by our for sale board.
7257AMEC

Council Tax
Erewash Borough Council Band A



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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