

Robert Ellis

look no further...



Rowsley Avenue,
Sawley, Nottingham
NG10 3ER

Price Guide £165-175,000
Freehold

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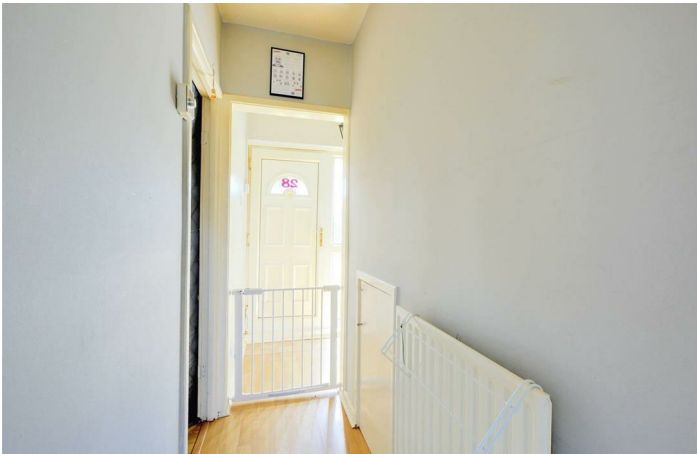


THIS IS A TWO DOUBLE BEDROOM END PROPERTY WHICH HAS LARGE GARDEN AREAS TO BOTH THE FRONT AND REAR AND PROVIDES THE OPPORTUNITY FOR A NEW OWNER TO STAMP THEIR OWN MARK ON THEIR NEXT HOME.

Being located on Rowsley Avenue, this traditional two double bedroom property is now in need of some updating work which allows a new owner to stamp their own mark on their next home. For the size of the property and gardens to be appreciated, we recommend interested parties do take a full inspection so they are able to see all that is included in this well proportioned home for themselves. The property is well placed for easy access to all the local amenities and facilities provided by the area and includes various shops, schools for younger children and access to excellent transport links, all of which have made this a very popular and convenient place to live.

The property stands back from Rowsley Avenue with a large garden area and drive at the front and is constructed of brick to the external elevations under a pitched tiled roof. The property derives the benefits from having wall and roof insulation, gas central heating and double glazing and includes a reception hall with doors leading to the lounge and dining kitchen which extends across the rear of the house and has double opening French doors leading out to the rear garden. To the first floor the landing leads to the two double bedrooms and bathroom which has a shower over the bath. Outside there are large lawned garden areas at the front and rear of the house and there is a driveway providing off road parking for a number of vehicles.

The property is within easy reach of the shops provided by Sawley which includes a Co-op convenience store and other retail outlets on Tamworth Road, with main supermarkets being found in Long Eaton where there are Asda, Tesco and Aldi stores and many other retail outlets, there are excellent schools for younger children within a few minutes walk and The Long Eaton school for older children is also within walking distance, there are healthcare and sports facilities which include the West Park Leisure Centre and adjoining playing fields, walks in the nearby open 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, Long Eaton and East Midlands Parkway stations and the A52 and other main roads which provide good access to Nottingham, Derby and other East Midlands towns and cities.



Reception Hall

UPVC front door with inset arched glazed panel and an opaque double glazed side panel, stairs leading to the first floor with cupboard under which houses the gas meter, radiator and laminate flooring.

Lounge/Sitting Room

13' x 10'2 approx (3.96m x 3.10m approx)

The lounge has a double glazed window to the front, Adam style fireplace with an inset and hearth, laminate flooring, radiator and cornice to the wall and ceiling.

Dining Kitchen

19'6 x 8'9 approx (5.94m x 2.67m approx)

The kitchen has a stainless steel sink with a mixer tap and four ring hob set in a work surface which extends to two sides and has cupboards, drawers, space for an automatic washing machine and an oven below, matching wall cupboards and a double display cabinet, Valliant wall mounted boiler, built-in understairs cupboard with a light, tiling to the walls by the work surface areas, space for an upright fridge/freezer, double glazed window to the rear, double glazed double opening French doors leading out to the rear garden and further double glazed window to the side and laminate flooring.

First Floor Landing

The balustrade continues from the stairs onto the landing, double glazed window to the side, hatch to the loft and double built-in airing/storage cupboard.

Bedroom 1

16'2 x 10'2 approx (4.93m x 3.10m approx)

Two double glazed windows to the front, radiator and a built-in cupboard.

Bedroom 2

13'2 x 10' approx (4.01m x 3.05m approx)

Double glazed window to the rear and a radiator.

Bathroom

The bathroom has a white suite including a panelled bath with a shower over, pedestal wash hand basin and a low flush w.c., tiling to the walls by the bath, sink and w.c. areas, radiator and an opaque double glazed window.

Outside

At the front of the property there is a drive and a large lawned area and access to the left of the property to the garage and rear garden.

There is a large lawned area at the rear of the house with a patio and the garden could be further landscaped to take full advantage of the size of the garden provided. To the left hand side there is a garage which could either be removed or kept for storage.

Directions

Proceed out of Long Eaton along Tamworth Road and at the traffic island continue straight over into Sawley, second turn right into Victoria Street, left into Wilmot Street, continuing along eventually taking a right hand turning into Rowsley Avenue where the property can be found on the right hand side.

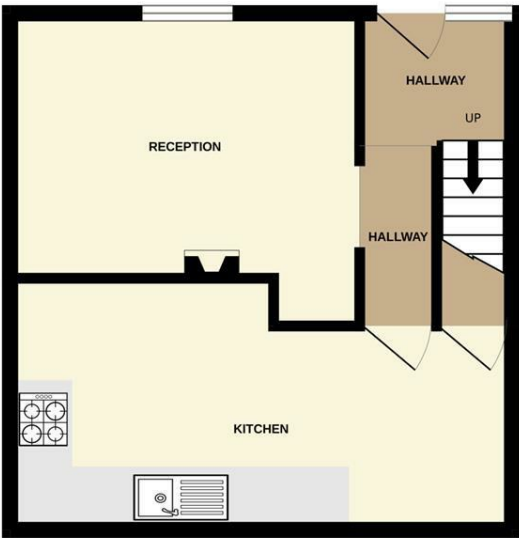
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Council Tax

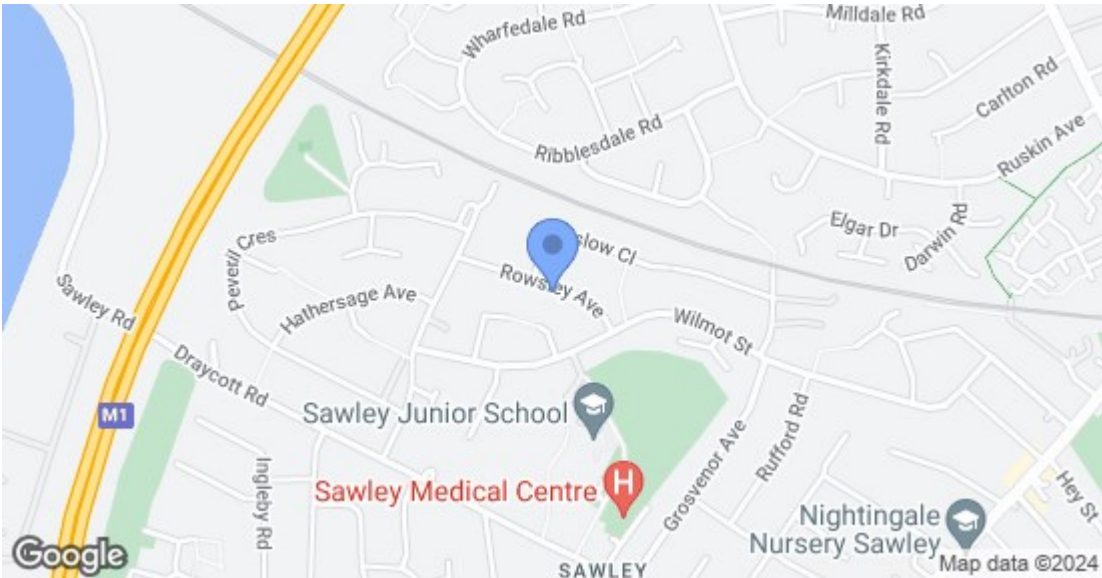
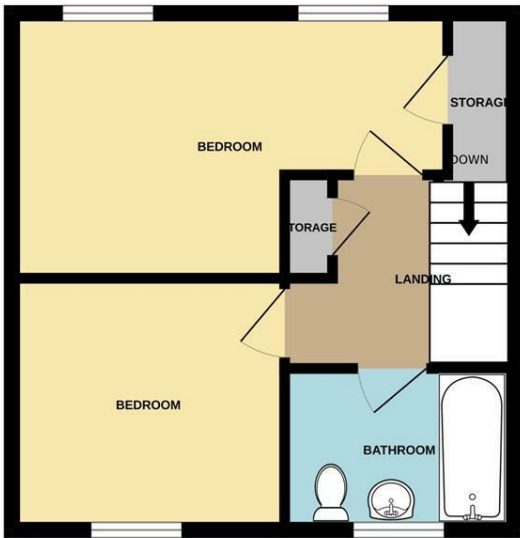
Erewash Borough Council Band A



GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		61
(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.