Robert Ellis

look no further...

Diamond Close,
Sawley, Nottingham
NG10 3TB

£49,950 Leasehold
25% Share

0115 946 1818

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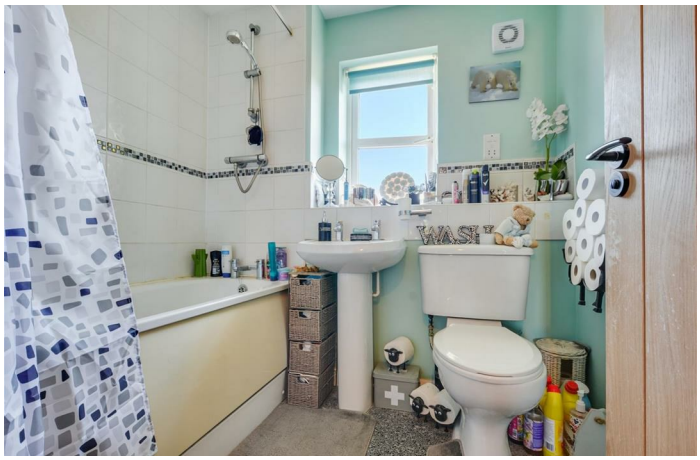
A TWO BEDROOM PROPERTY FOUND IN A CUL-DE-SAC LOCATION.

Robert Ellis are delighted to offer to the market a wonderful opportunity to purchase a 25% SHARED OWNERSHIP property within Sawley. Situated in a quiet cul de sac, the property is ideal for a first time buyer, offering two bedrooms and great sized living accommodation to the ground floor including a spacious kitchen diner and downstairs WC. The property is ideally positioned for local shops and amenities including local bus routes. Also great access for link roads such as the A50 and M1 are within easy access.

This shared ownership property benefits from double glazing throughout and the internal accommodation briefly comprises of an entrance hall, living room, kitchen diner, rear lobby and w.c. to the ground floor. To the first floor, there are two bedrooms and a bathroom.

Sawley has a local Co-op convenience store on Draycott Road with more shopping facilities being found on Tamworth Road, Long Eaton is only a short drive away where there are Asda, Tesco, Lidl and Aldi stores as well as many other retail outlets, there are excellent schools for younger children within walking distance of the property, with the Long Eaton senior school only being a few minutes drive away, there are healthcare and sports facilities including the Trent Lock Golf Club, walks in the surrounding open countryside and the excellent transport links include junctions 24 and 25 of the M1, East Midlands Airport, stations at Long Eaton and East Midlands Parkway and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.



Hall
Composite door to the front, door to the lounge, radiator and stairs to the first floor.

Lounge
Double glazed window to the front, radiator, TV point and door leading to:

Kitchen
With a range of matching wall and base units with work surfaces over, inset stainless steel sink and drainer, integrated electric oven, four ring gas hob and overhead extractor, plumbing for a washing machine, tiled flooring, radiator, space for fridge freezer, storage cupboard and door to:

Rear Lobby
Tiled flooring, double glazed door to the rear garden and door to:

Cloaks/w.c.
Low flush w.c., wash hand basin, tiled flooring and radiator.

First Floor Landing
Loft access hatch and doors to:

Bedroom 1
Two double glazed windows to the front and a radiator.

Bedroom 2
Double glazed windows to the rear and a radiator.

Bathroom
With double glazed window to the rear, panelled bath and shower over, low level w.c., pedestal wash hand basin and a radiator.

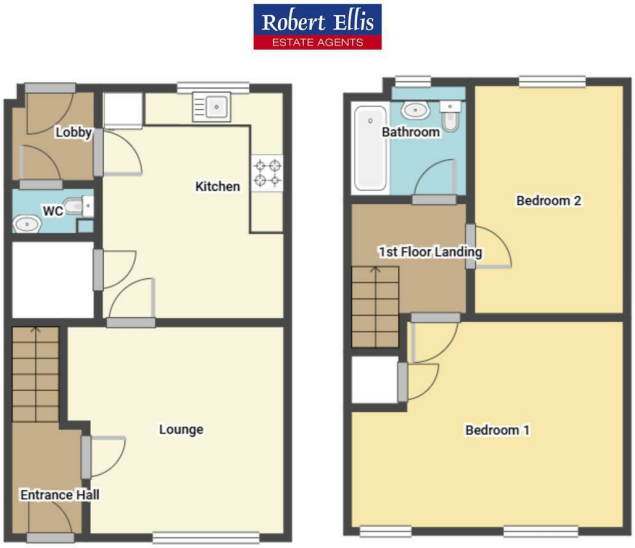
Outside
To the rear the garden is laid mainly to lawn, decked patio area and fencing to the boundaries.

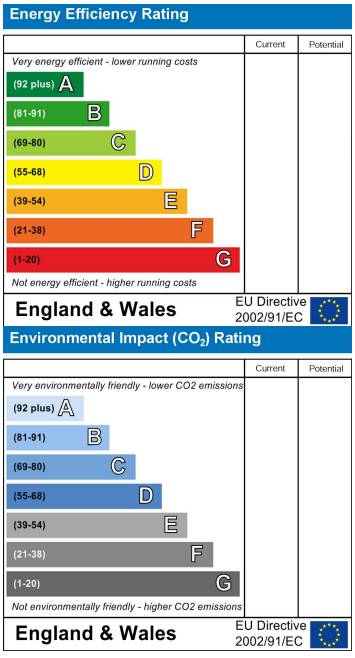
Directions
Proceed out of Long Eaton along Tamworth Road and at the traffic island continue straight over and into Sawley. Tum right into Draycott Road and follow the road, turning right into Beresford Road and then right again into Diamond Close.
8765AMCO

Agents Notes
The property is leasehold with a 99 year lease which commenced in 2007.

Council Tax
Erewash Borough Council Band B

Additional Information
Electricity – Mains supply
Water – Mains supply
Heating – Gas central heating
Septic Tank – No
Broadband – BT, Sky, Virgin
Broadband Speed - Standard 6mbps Superfast 80mbps Ultrafast 1800mbps
Phone Signal – EE, 02, Three, Vodafone
Sewage – Mains supply
Flood Risk – No flooding in the past 5 years
Flood Defenses – No
Non-Standard Construction – No
Any Legal Restrictions – No
Other Material Issues – No





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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