Robert Ellis

look no further...

Rufford Road,
Sawley, Nottingham
NG10 3FP

£240,000 Freehold

0115 946 1818

/robertellisestateagent @robertellisea

A TWO BEDROOM DETACHED BUNGALOW WITH OFF STREET PARKING AND GARAGE, BEING SOLD WITH NO UPWARD CHAIN.

Robert Ellis are delighted to bring to the market this recently refurbished modern detached bungalow being sold with the benefit of NO UPWARD CHAIN. The property benefits from gas central heating and double glazing throughout and would ideally suit the first time buyer or someone looking to downsize.

The property briefly comprises of an entrance hallway, bay fronted lounge, kitchen with built-in cupboard and access to the rear hall and storage house, family bathroom and two good size bedrooms. To the front there is a garden setting the bungalow away from the pavement with ample off street parking and access into the garage and rear garden. To the rear there is an enclosed garden with patio area, lawn and mature shrubs.

Located in the popular residential town of Sawley, close to a wide range of local schools, shops and parks. The property is within walking distance to local amenities and has a fantastic supply of transport links including Long Eaton train station, the M1, A50 and A52 with East Midlands Airport being a short drive away. An internal viewing is essential to appreciate the property and location on offer.

Entrance Hall
Composite front door, radiator, carpeted flooring and ceiling light.

Lounge
10'8 x 10'5 approx (3.25m x 3.18m approx)
UPVC double glazed bay window to the front, carpeted flooring, radiator, gas fire and ceiling light.

Kitchen
10'5 x 11' approx (3.18m x 3.35m approx)
UPVC double glazed window to the rear, a range of wall and base units with work surface over and inset sink and drainer, tiled flooring, radiator, integrated electric oven and hob, extractor fan over, free standing dishwasher, built-in storage cupboard and ceiling light.

Rear Hall
UPVC double glazed door to the rear garden, tiled flooring and ceiling light.

Storage House
2'3 x 5'9 approx (0.69m x 1.75m approx)
Wall mounted combi boiler and power supply.

Bedroom 1
10'7 x 10'6 approx (3.23m x 3.20m approx)
UPVC double glazed window to the front, carpeted flooring, radiator and ceiling light.

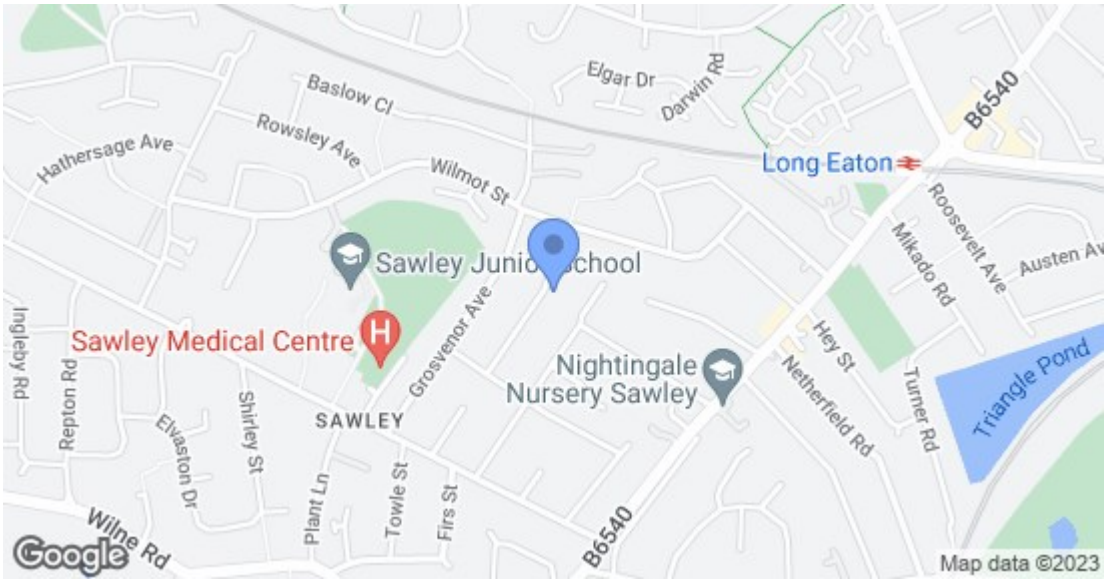
Bedroom 2
7'1 x 10'9 approx (2.16m x 3.28m approx)
UPVC double glazed window to the rear, carpeted flooring, radiator and ceiling light.

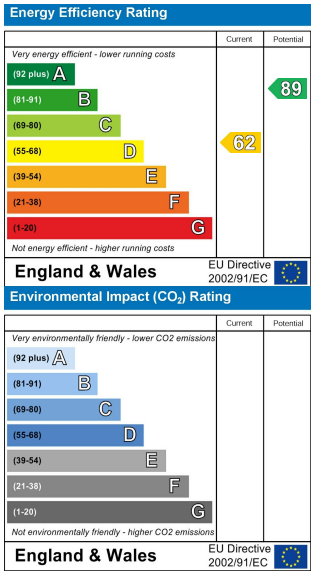
Bathroom
6' x 7'9 approx (1.83m x 2.36m approx)
Obscure UPVC double glazed window to the rear, tiled flooring, low flush w.c., top mounted sink, L shaped bath with mixer tap and shower over, radiator and ceiling light.

Outside
To the front of the property there is a garden setting the property back from the pavement, off street parking, gated access to the rear and to the garage. To the rear there is a patio area, mature trees and lawned garden.

Directions
Proceed out of Long Eaton along Tamworth Road and at the traffic island proceed straight across and under the railway bridge into Sawley. Turn right into Harrington Road and left into Wilmot Street. Continue along Wilmot Street where Rufford Road is a turning on the left and the property can be found on the left as identified by our for sale board.
7487AMRS

Council Tax
Erewash Borough Council Band C





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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