Robert Ellis

*look no further...*

Purdy Meadow,
Sawley, Nottingham
NG10 3DJ

**Price Guide £145-150,000**

**Freehold**

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/robertellisestateagent @robertellisea

A TWO BEDROOM MID PROPERTY IDEAL FOR THE FIRST TIME BUYER OR INVESTOR.

Robert Ellis are pleased to bring to the market a property that is ready for the next owner to put their own mark on. The property is situated in the popular area of Sawley within a cul-de-sac location. Previously being rented, it has been well maintained and looked after by the landlord but could benefit from some modernisation. We believe this property will appeal to investors and first time buyers and an internal viewing is highly recommended to appreciate the accommodation on offer.

This property is constructed of brick to the external elevation all under a pitch tiled roof and in brief comprises of: Entrance hall, kitchen, lounge to the rear with doors looking out to the delightful rear garden, to the first floor there are two double bedrooms and a three piece bathroom.

Outside there is allocated parking to the rear and parking to the front along with a private and enclosed garden with laid lawn and patio.

This property will appeal to first time buyers and investors and benefits from modern conveniences such as gas central heating and double glazing, there is also the benefit of no upward chain.

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 Morrisons found on Tamworth Road, within a few minutes drive there are 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 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, A52 road network linking Derby and Nottingham, East Midlands airport, Long Eaton train station (which is a few minutes walk away) and East Midlands Parkway. There are other main roads that provide great access to Nottingham, Derby and many other East Midlands towns and cities.

Hallway
8'9 x 5'4 (2.67m x 1.63m)
Comprising UPVC double glazed window to the front elevation, staircase to the first floor and access to the kitchen and lounge to the rear.

Kitchen
8'9 x 5'4 (2.67m x 1.63m)
Comprising rolled edge worksurfaces with wall and base units, gas hob with electric oven and over hob extractor, double glazed window to the front elevation, tiled splashbacks, stainless steel drink with drainer and space for a free standing washing machine.

Lounge
8'7 x 5'4 (2.62m x 1.63m)
Comprising double glazed UPVC window to the rear elevation and UPVC door leading out to the garden, central heating radiator and access to a storage cupboard.

First Floor Landing
With doors to:

Bedroom One
14'5 x 11'6 (4.39m x 3.51m)
Comprising UPVC double glazed window looking out to the delightful garden and central heating radiator.

Bedroom Two
11'7 x 8'4 (3.53m x 2.54m)
Comprising UPVC double glazed window to the front elevation and central heating radiator.

Bathroom
6'2 x 5'2 (1.88m x 1.57m)
Comprising bath with shower over and mixer tap, pedestal sink and lo level WC, central heating radiator, shower curtain with rail, extractor fan and tiled walls.

Outside
The property has great stance and kerb appeal from the road and the garden is private and enclosed with a delightful laid lawn and quaint patio area.

Directions
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 Pym Leys where Purdy Meadow can be found at the bottom of the cul-de-sac.
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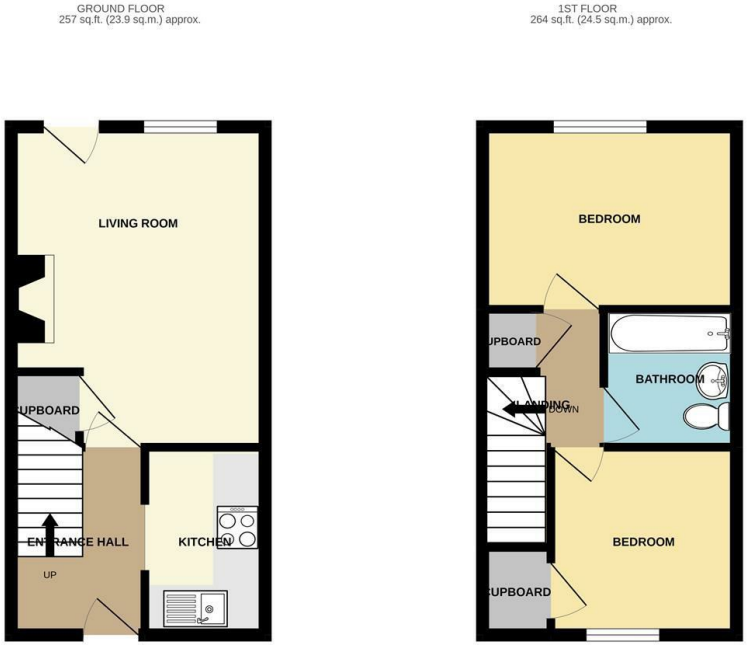

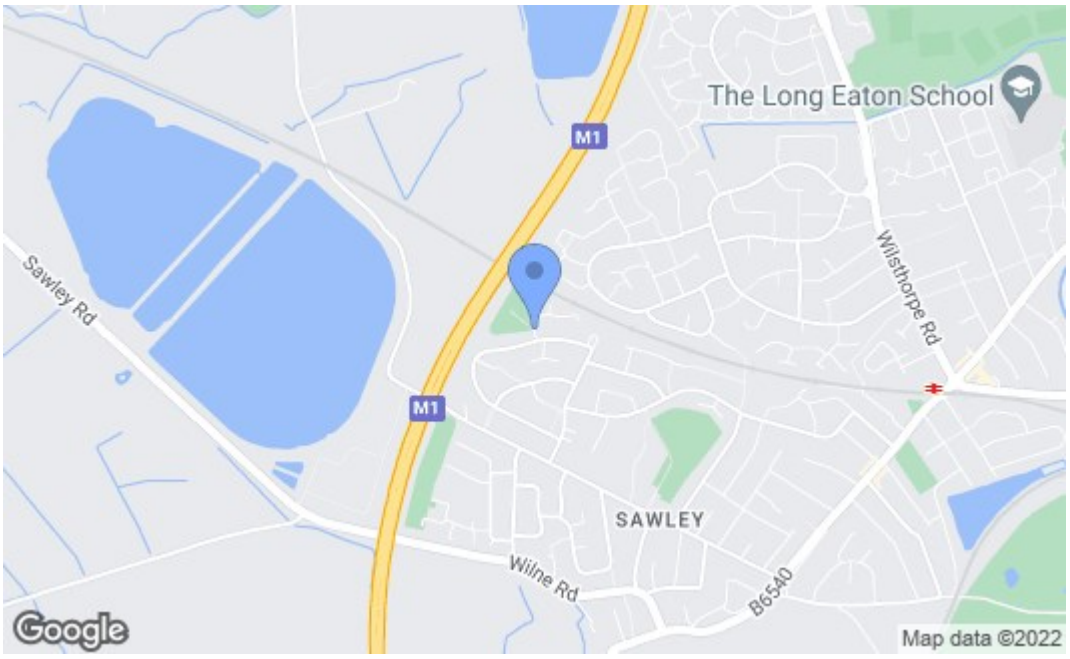


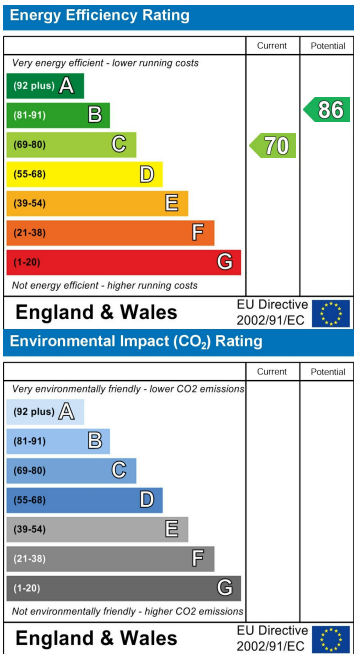


These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

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