



Portland Road,  
Sawley, Nottingham  
NG10 3FL

**£200,000 Freehold**

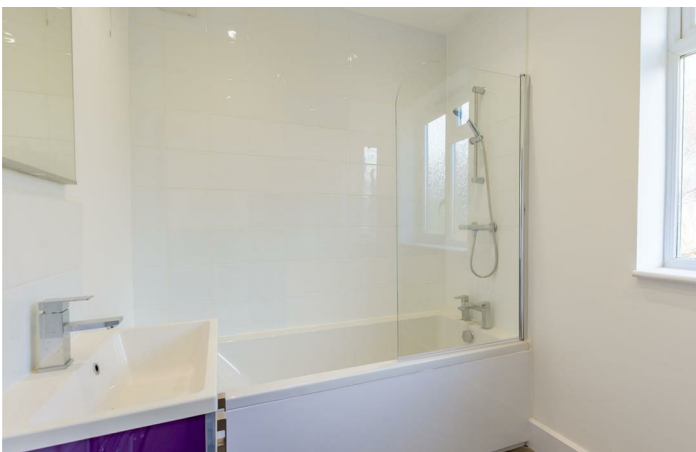


A REFURBISHED THREE BEDROOM SEMI DETACHED PROPERTY SELLING WITH THE BENEFIT OF NO UPWARD CHAIN.

Robert Ellis are delighted to bring to the market this extremely well presented and renovated three bedroom semi detached property which has been refurbished and is ready to move into. The property is ideally suited to first time buyers, young family, investor or someone looking to downsize to a property that has been well maintained and benefits from having been re-decorated throughout, new flooring, re-fitted kitchen, re-fitted bathroom and en-suite shower room. To fully appreciate the size and quality of the accommodation on offer an early viewing comes recommended.

The property benefits from modern conveniences such as gas central heating and double glazing and in brief comprises of an entrance hallway, open plan living/dining kitchen, ground floor re-fitted family bathroom and utility area. To the first floor there are three bedrooms with an en-suite to the master bedroom. With gardens to the front, side and rear with additional land to the side offering garden space or potential driveway.

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 Hallway

With a modern double glazed composite door to the front, UPVC double glazed window to the side, stairs leading to the first floor, panelled door to ground floor w.c. and bathroom. Doorway through to:

### Open Plan Living Dining Kitchen

25'8 x 11'2 approx (7.82m x 3.40m approx)

UPVC double glazed sectional bay window to the front, double glazed window to the side with UPVC double glazed door leading out to the landscaped garden to the rear, feature fireplace.

### Bathroom

7'10 x 6'3 approx (2.39m x 1.91m approx)

UPVC double glazed window to the side with a modern three piece suite.

### First Floor Landing

With a UPVC double glazed window to the side, loft access hatch and panelled doors to:

### Bedroom 1

15'1 x 9'8 approx (4.60m x 2.95m approx)

UPVC double glazed picture window to the front, wall mounted radiator, ceiling light point.

### En-Suite Shower Room

### Bedroom 2

13'2 x 9'7 approx (4.01m x 2.92m approx)

UPVC double glazed window to the rear, wall mounted radiator, ceiling light point.

### Bedroom 3

9'10 x 7'8 approx (3.00m x 2.34m approx)

UPVC double glazed window to the rear, wall mounted radiator and ceiling light point.

### Outside

The property sits on a corner plot with gardens to the front, side and rear elevations and there is a pathway to the front entrance door. To the rear there is an enclosed garden laid mainly to lawn with a patio area. The property has additional land to the side offering further garden space or potential driveway space subject to a buyers needs and requirements,

### Directions

Proceed out of Long Eaton along Tamworth Road and at the traffic island continue straight over and into Sawley. Continue for some distance and turn right onto Draycott Road and right again onto Portland Road where the property can be found on the right.

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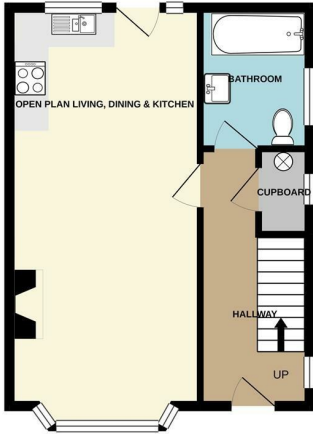
### Mortgage Advice

Robert Ellis Estate Agents can help you find a mortgage with The Mortgage Company, our sister company, on 0115 951 8898 or in person at branches where our mortgage advisors are available six days a week to discuss your needs. The Mortgage Company use over 60 different lenders to find a mortgage specific to your requirements. They also offer full advice on insurance or protection, offering life insurance, critical illness cover, income protection, family cover and buildings and contents insurance, based on an analysis of a number of insurers.

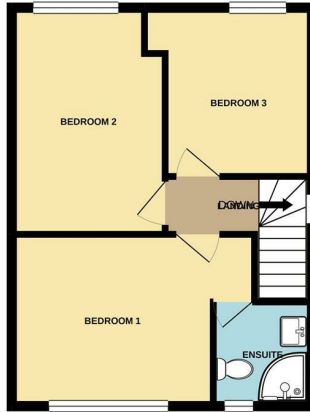
Your property may be repossessed if you do not keep up repayments on your mortgage.



GROUND FLOOR  
400 sq.ft. (37.1 sq.m.) approx.



1ST FLOOR  
398 sq.ft. (37.0 sq.m.) approx.



TOTAL FLOOR AREA: 797 sq.ft. (74.1 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
<b>England &amp; Wales</b>		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.