



Victoria Street,  
Sawley, Nottingham  
NG10 3ET

**£155,000 Freehold**



THIS IS A TRADITIONAL BAY FRONTED SEMI DETACHED PROPERTY SITUATED IN A VERY POPULAR RESIDENTIAL AREA WHICH IS NOW IN NEED OF A GENERAL UPGRADE PROGRAMME.

This traditional semi detached property will be an ideal purchase for a builder type person who understands what is required to the property to bring it up to current day standards and is being sold with the benefit of no upward chain and is therefore ready for immediate occupation. The property benefits from gas central heating but is not double glazed and although it has a re-fitted small kitchen, there is the potential to create a living/dining kitchen within the rear part of the existing property or substantially extend the house to the rear and side to create additional ground and first floor accommodation for which plans have been produced. We are looking for a purchaser with a substantial deposit to buy this lovely home and who understands the property and is not daunted by points that might arise on a survey. The property is being sold with the benefit of no upward chain and for the right buyer we would be very pleased to organise a viewing so they can see the current extent of the property and privacy of the private rear garden for themselves. The property is well placed for easy access to the amenities and facilities provided by Sawley and to excellent transport links, all of which have helped to make this a very popular and convenient place for people to live.

This traditional property is constructed of brick to the external elevations under a pitched tiled roof and the well proportioned accommodation is entered through the original front door which takes you to the reception hall, from which there is a door leading into the lounge which has a bay window to the front and a tiled fireplace and from this room there is a door leading to the dining/sitting room off which there is the compact but re-fitted kitchen which includes wall and base units, granite work surfaces and integrated appliances. There is also a useful understairs storage cupboard where the gas boiler is housed and to the first floor the landing leads to the two double bedrooms and the bathroom which currently has a light coloured suite which we are sure is another part of the house that a new owner would want to update. Outside there is a hedged garden to the front and a path leading down the left hand side of the property to the rear where there is an outside w.c. adjoining the property which was originally accessed from a covered area at the back of the property which has now been removed and there is a path leading to the bottom of the garden with lawned areas to either side with the garden being kept private by having fencing and hedging to the boundaries.

Sawley has a number of local shops including a Morrison's on Tamworth Road and Co-op convenience store on Draycott Road, there are excellent schools for all ages with there being an infant and primary school in Sawley and The Long Eaton senior school being a short drive away, healthcare and sports facilities including Trent Lock Golf Club, walks in the surrounding picturesque countryside and along the banks of the River Trent and the transport links include J25 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.



### Porch

Open porch with original wooden front door with opaque glazed panel leading into:

### Reception Hall

Stairs with hand rail leading to the first floor, radiator which needs to be wall mounted, tiled flooring and original wood panelled door leading into:

### Lounge/Sitting Room

12'6 x 11'6 plus bay approx (3.81m x 3.51m plus bay approx)

Bay window to the front, tiled fireplace with hearth, two wall lights, radiator and panelled door to:

### Dining/Sitting Room

12'2 x 12' reducing to 9'9 approx (3.71m x 3.66m reducing to 2.97m approx)

This large rear reception room could ideally do with being combined with the kitchen which is something people will see when they view the property. There is a window to the rear, opaque glazed door leading out to the rear garden, tiled fireplace and hearth and a radiator.

### Understairs Storage Cupboard

Off the rear reception room there is an undestairs cupboard which has an opaque glazed window to the side, a wall mounted Ideal boiler, shelving and the electric consumer unit and the electricity meter are housed in the undestairs cupboard.

### Kitchen

5'7 x 5'5 approx (1.70m x 1.65m approx)

The kitchen is positioned off the rear reception room and as previously mentioned could now benefit from having certain walls removed to increase the size of this rear part of the property to make best use of the floor space available. The kitchen is fitted with gloss finished units and granite work surfaces and has a 1½ bowl sink with mixer tap and a two ring hob set in an L shaped granite work surface with drawers and cupboards under - the corner cupboards having carousel fittings, oven with drawers under and cupboard above, wall mounted cupboards with shelving, opaque glazed window, quarry tiled flooring and tiling to the walls by the work surface areas.

### First Floor Landing

There is a window to the side, hatch to loft and there is a wall mounted programmer for the central heating system.

### Bedroom 1

15'8 reducing to 12'6 x 11'5 approx (4.78m reducing to 3.81m x 3.48m approx)

Window to the front, pine flooring and radiator.

### Bedroom 2

12'2 x 9'6 approx (3.71m x 2.90m approx)

Window to the rear, airing/storage cupboard and radiator.

### Bathroom

The bathroom has a coloured suite including a panelled bath with chrome hand rails and a mixer tap with a hand held shower, pedestal wash hand basin and low flush w.c., radiator and opaque glazed window.

### Outside

At the front of the property there is a garden area which has hedging to the front boundary and fencing to the sides and there is a path leading to the front door and down the left hand side of the property to the rear. At the rear of the property there is a quarry tiled area which was originally flooring for a covered section of the property, which connected to the outside w.c. There is a path running down to the bottom of the garden with lawned areas to either side. There is established planting and the garden is kept private by having a hedge to the right hand boundary and fencing to the left and rear boundaries. There is an outside water supply provided.

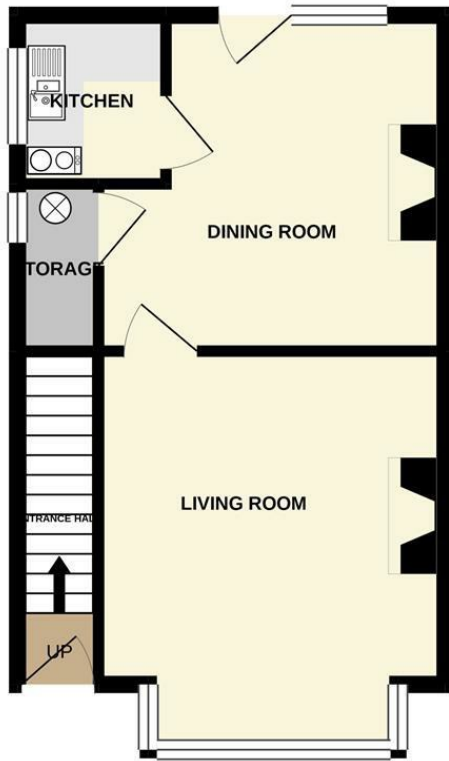
### Directions

Proceed out of Long Eaton along Tamworth Road and at the traffic island continue straight over and into Sawley. Victoria Street can be found as a turning on the right hand side.

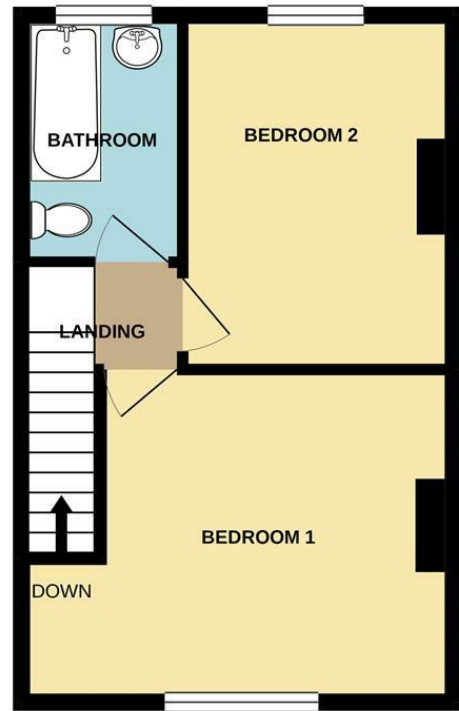
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GROUND FLOOR  
341 sq.ft. (31.6 sq.m.) approx.



1ST FLOOR  
340 sq.ft. (31.6 sq.m.) approx.



TOTAL FLOOR AREA : 681 sq.ft. (63.3 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			90
(81-91) B			
(69-80) C			
(55-68) D		64	
(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 <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			
England & Wales		EU Directive 2002/91/EC	

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