



Roosevelt Avenue,  
Sawley, Nottingham  
NG10 3GD

**O/O £209,950 Freehold**

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A WELL PRESENTED THREE BEDROOM SEMI-DETACHED HOUSE WITH OFF STREET PARKING AND AN ENCLOSED REAR GARDEN, PERFECT FOR FIRST TIME BUYERS.

Robert Ellis are delighted to bring to the market this superb example of a semi-detached house, perfect for first time buyers, families and people who are looking to downsize alike. The property is constructed of brick and white render to the external elevations with double glazing and gas central heating. An internal viewing is highly recommended to appreciate the property and location on offer.

In brief, the property comprises an entrance hallway, lounge with under stairs storage cupboard, kitchen/diner and a lean to with additional storage overlooking the rear garden. To the first floor the landing leads to three bedrooms and a newly fitted three piece family bathroom suite. To the exterior, there is off street parking to the front with an enclosed garden to the rear with a patio area, turf and wooden storage shed and access to the side.

Located in the popular residential village of Sawley, close to a wide range of local schools, shops and parks. Long Eaton town centre is just a short drive away where further shops, supermarkets and healthcare facilities can be found. Long Eaton train station is within walking distance and there are fantastic transport links such as nearby major road links like the M1, A50 and A52 to both Nottingham and Derby with East Midlands Airport being just a short drive away.



## Entrance Hall

uPVC double glazed front door, laminate flooring, radiator, painted plaster ceiling, ceiling light.

## Lounge

11'6 x 12'9 (3.51m x 3.89m)

uPVC double glazed window overlooking the front, laminate flooring, radiator, under stairs storage cupboard, painted plaster ceiling, ceiling light.

## Kitchen/Diner

16'1 x 9'5 (4.90m x 2.87m)

uPVC double glazed window overlooking the rear and the side, tiled flooring, uPVC double glazed door leading to the lean-to, painted plaster ceiling, spotlights, range style cooker with electric hob, space for fridge/freezer, space for washing machine, storage cupboard housing the boiler, painted plaster ceiling, ceiling light.

## Lean-To

5'1 x 12'3 (1.55m x 3.73m)

Wooden single glazed windows and door overlooking and leading to the garden, built in storage cupboard.

## First Floor Landing

uPVC double glazed window overlooking the side, carpeted flooring, painted plaster ceiling, ceiling light.

## Bedroom One

9'6 x 11'6 (2.90m x 3.51m)

uPVC double glazed window overlooking the front, carpeted flooring, radiator, painted plaster ceiling, ceiling light.

## Bedroom Two

9'6 x 9'5 (2.90m x 2.87m)

uPVC double glazed window overlooking the rear, carpeted flooring, radiator, painted plaster ceiling, ceiling light.

## Bedroom Three

6'5 x 5'9 (1.96m x 1.75m)

uPVC double glazed window overlooking the rear, carpeted flooring, radiator, painted plaster ceiling, ceiling light.

## Family Bathroom

8'0 x 5'7 (2.44m x 1.70m)

uPVC double glazed patterned window overlooking the front, tiled flooring, WC, bath with mixer tap and shower over the bath, pedestal sink, heated towel rail, painted plaster ceiling, ceiling light.

## Outside

To the front of the property there is ample off street parking available with access to the side and into the garden. To the rear there is an enclosed garden with a patio area, turf and wooden storage shed.

## Directions

Proceed out of Long Eaton along Tamworth Road continuing over the traffic island and under the first arch of the railway bridge and turn left into Roosevelt Avenue.  
8342RS

## Council Tax

Erewash Borough Council Band A

## Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, SKY AND VIRGIN

Broadband Speed -

Standard 7 mbps

Superfast 39 mbps

Ultrafast 1000 mbps

Phone Signal – O2, EE, THREE AND VODAFONE

Sewage – Mains supply

Flood Risk – No, surface water

Flood Defenses – No

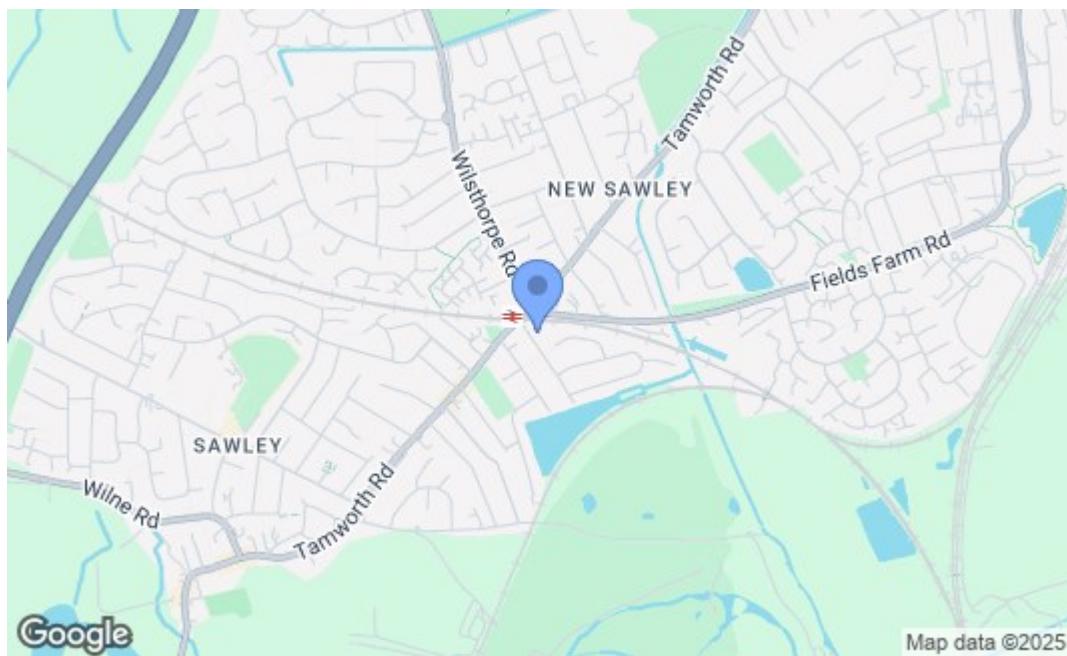
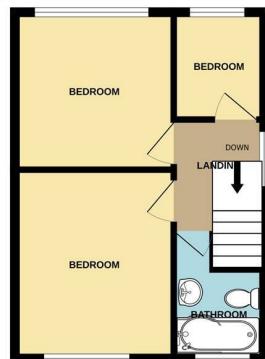
Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No



Robert Ellis  
ESTATE AGENTS



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	
(81-91)	B	78
(69-80)	C	
(55-68)	D	60
(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

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.