Robert Ellis

look no further...

Grosvenor Avenue,
Sawley, Nottingham
NG10 3FQ

**£210,000 Freehold**

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A THREE BEDROOM END TERRACE HOUSE BEING SOLD WITH THE BENEFIT OF NO UPWARD CHAIN AND BENEFITING FROM AN ENCLOSED MATURE REAR GARDEN.

Robert Ellis are delighted to market this spacious end terrace property, perfect for first time buyers, investors and families alike. The property is constructed of brick to the external elevation and benefits from partial double glazing and gas central heating throughout and an internal viewing is highly recommended to appreciate the property and location on offer.

In brief the accommodation comprises of an entrance hallway, bay fronted lounge and kitchen diner. To the first floor the landing leads to three bedrooms, the bathroom and separate w.c. Outside to the front there is a garden area which would benefiting from being converted into a driveway, subject to necessary permissions, and to the rear there is an enclosed garden with lawn, mature flower beds, tree and shrubs and two storage outhouses.

Located in this popular residential area of Sawley, close to a wide range of local schools, shops and parks, there are fantastic transport links available including nearby bus stops and easy access to major road links such as the A50, M1 and A52 to both Nottingham and Derby. East Midlands Airport and Long Eaton station are just a short driveway away.

Entrance Hall
Single glazed wooden front door, carpeted flooring, stairs to the first floor, radiator and ceiling light.

Lounge
14'6 x 19'9 to 9'9 approx (4.42m x 6.02m to 2.97m approx)
UPVC double glazed bay window to the front, UPVC double glazed French doors to the rear, carpeted flooring, gas fire, radiator and ceiling light.

Kitchen Diner
9'6 x 11'8 approx (2.90m x 3.56m approx)
Composite door, vinyl flooring, radiator, wall, base and drawer units with work surfaces over, inset sink and drainer, UPVC double glazed windows to the side and rear, space for a fridge freezer, integrated oven with gas hob over, space for a washing machine and ceiling light.

First Floor Landing
Single glazed wooden window to the side, carpeted flooring, loft access and ceiling light.

Bedroom 1
12'1 x 11'5 approx (3.68m x 3.48m approx)
UPVC double glazed window to the front, carpeted flooring, built-in wardrobe, radiator and ceiling light.

Bedroom 2
7'6 x 13'1 approx (2.29m x 3.99m approx)
UPVC double glazed window to the rear, carpeted flooring, fitted wardrobes, radiator and ceiling light.

Bedroom 3
9'2 x 8'9 approx (2.79m x 2.67m approx)
UPVC double glazed window to the front, carpeted flooring, radiator, fitted wardrobes and ceiling light.

Bathroom
4'9 x 5'4 approx (1.45m x 1.63m approx)
Obscure single glazed window to the rear, vinyl flooring, bath with shower over, pedestal wash hand basin, heated towel rail and heated light.

Separate w.c.
4'6 x 2'5 approx (1.37m x 0.74m approx)
Obscure single glazed window to the rear, vinyl flooring, low flush w.c. and ceiling light.

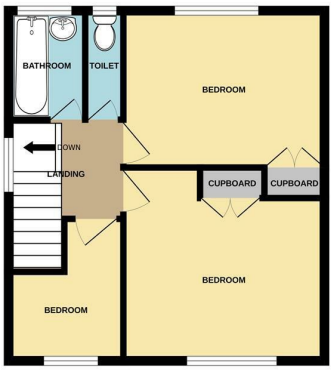
Outside
The front garden is designed for low maintenance with flowers and shrubs, pathway to the front entrance door. To the rear the garden is lawned and has mature flower beds, trees and shrubs.

Directions
Proceed out of Long Eaton along Tamworth Road, continuing straight over at the traffic island adjacent to the Railway Station. Proceed through Sawley along Tamworth Road taking the sixth right hand turn into Draycott Road. Proceed along Draycott Road for a short distance, taking the fifth turning on the right into Grosvenor Avenue.
7753AMRS

Council Tax
Erewash Borough Council Band A

GROUND FLOOR
398 sq.ft. (37.0 sq.m.) approx.

1ST FLOOR
412 sq.ft. (38.2 sq.m.) approx.




TOTAL FLOOR AREA : 810 sq.ft. (75.3 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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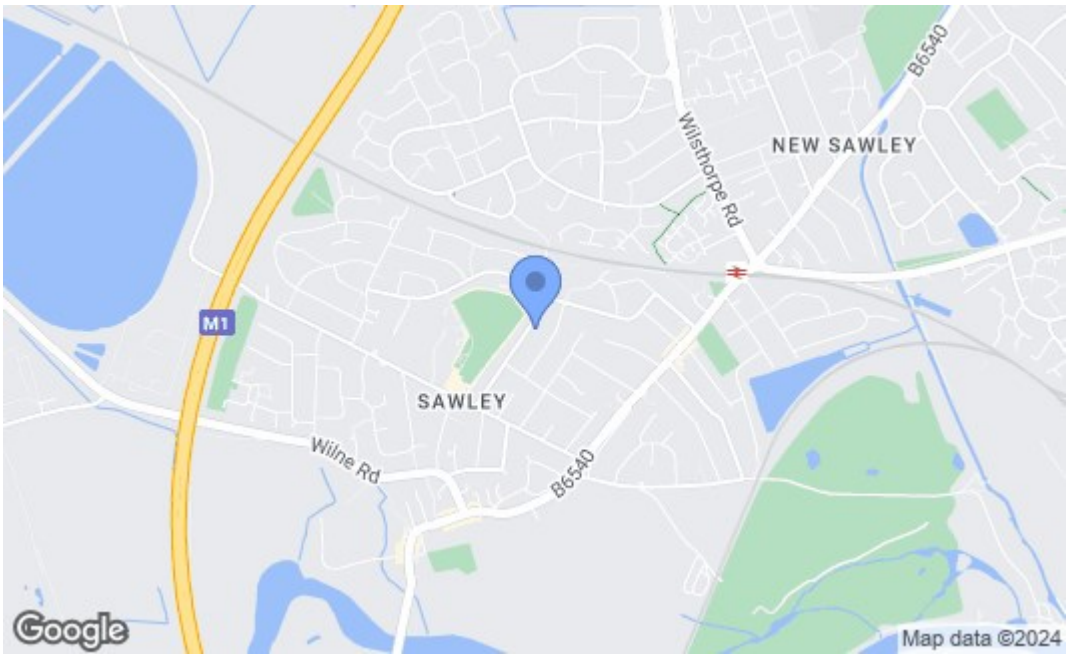


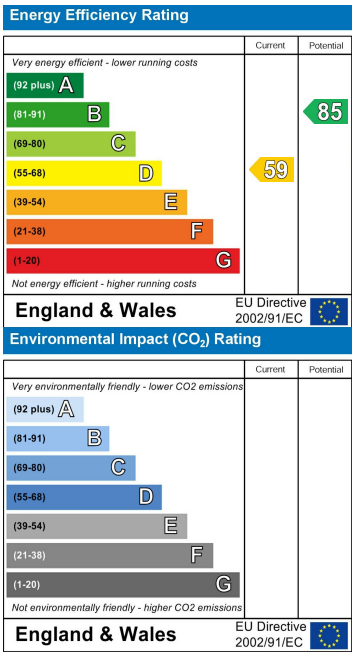


These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

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