

Robert Ellis

look no further...



Melbourne Court,
Sawley, Nottingham
NG10 3EY

£129,950 Freehold

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@robertellisea



A Three Bedroom property situated on a cul-de-sac location and being sold with the benefit of No Upward Chain.

Robert Ellis are delighted to bring to the market a property which would be an ideal purchase for an investor looking to let out or a first time buyer looking to make a step onto the property ladder. The property offers spacious accommodation having a ground floor w.c and three good sized bedrooms to the first floor. The property is located close to amenities provided in Sawley and is a few minutes drive of those offered by Long Eaton. An early viewing is highly recommended.

The property in brief comprises of an entrance hall, ground floor w.c, dining kitchen and lounge with a door onto the rear garden. To the first floor there are three bedrooms and a shower room. Outside there is a low maintenance front and rear garden and parking to the rear and communal parking nearby.

The property is within easy reach of the local amenities provided by Sawley which include various shops, schools for younger children and a recently constructed health care centre and then all the amenities and facilities provided by Long Eaton are only a short drive away and include the Asda and Tesco superstores and numerous other retail outlets, there are schools for older children, sports facilities which also include the Trent Lock Golf Club, walks in the surrounding countryside and the excellent transport links include junctions 24 and 25 of the M1, East Midlands Airport, Long Eaton Station, which is a short walk from the property, and there is the A52 and other main roads which provide good access to both Nottingham and Derby.



Entrance Hall

UPVC front entrance door, radiator, laminate floor, door to under stairs storage cupboard, stairs to the first floor landing and doors to

Ground Floor W.C.

Low flush w.c, sink with cupboard underneath, tiled walls and splashbacks, UPVC double glazed window to the front

Dining Kitchen

11'1" x 14'11" (3.40 x 4.57)

Wall, base and drawer units with work surface over, stainless steel sink and drainer unit with mixer tap over, plumbing for automatic washing machine, appliance space, integrated eye level oven, grill, 5 ring gas hob and extractor hood over, wood panelled walls, gas central heating boiler, laminate floor, UPVC double glazed window to front, tiled walls and splashbacks,

Lounge

17'7" x 11'1" (5.36 x 3.39)

UPVC double glazed window and rear exit door facing the rear, beams to the ceilings, laminate floor, radiator.

First Floor Landing

Access to the loft, door to storage cupboard housing the hot water tank and doors too

Bedroom One

12'01" x 11'01" (3.68m x 3.38m)

UPVC double glazed window to the front, door to storage cupboard, laminate floor, radiator.

Bedroom Two

11'02" x 11'03" (3.40m x 3.43m)

UPVC double glazed window to the rear, radiator, door to storage cupboard.

Bedroom Three

8'0" x 7'06" (2.44m x 2.29m)

UPVC double glazed window to the rear, radiator, laminate floor

Shower Room

Walk in shower cubicle with shower from the mains, sink with cupboard underneath, low flush w.c, wood panelled

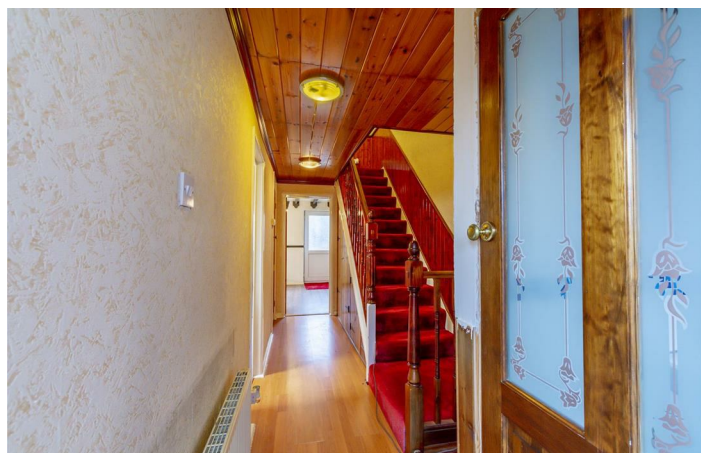
walls, laminate floor, radiator and UPVC double glazed window to the front.

Outside

To the front of the property there is a low maintenance garden. there is a path leading to the front door and a gravelled area with mature shrubs all privately enclosed with a fenced boundaries. To the rear there is decking immediate to the property leading to a patio area and raised beds. There is a large garden shed, a gate leading to the communal parking and the garden is privately enclosed with fenced boundaries.

Directional Note

Proceed out of Long Eaton along Tamworth Road and at the traffic island continue straight over and into Sawley. Follow the road for some distance and turn right onto Wilne Road, right again onto Repton Road, left onto Ingleby Road and left again onto Haddon Way which in turn leads to Melbourne Court and the property can be found in the cul-de-sac.





6 MELBOURNE COURT, SAWLEY

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	69	
(55-68) D		
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales EU Directive 2002/91/EC		

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