Robert Ellis

look no further...

Elvaston Drive,
Sawley, Nottingham
NG10 3BQ

£220,000 Freehold

0115 946 1818

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A TWO BEDROOM DETACHED BUNGALOW ON A CORNER PLOT IN NEED OF MODERNISATION

Robert Ellis are delighted to offer to the market this detached bungalow nestled in the heart of Sawley. Occupying a corner plot, the property offers an abundance of potential for the next owner. The property has been extended to the side to provide valuable extra dining space within the lounge. The outside space is low maintenance and also boasts a garage and off road parking to the rear. In need of some upgrading, but allowing the next owner to really stamp their own mark on this property. Being ideally located within close proximity to shops and amenities, an internal viewing is highly recommended.

The property benefits from gas central heating and double glazing and internal accommodation briefly comprises of an entrance hall, lounge/diner, inner hallway, kitchen, two bedrooms and a shower room.

The property is well placed for easy access to local shops with there being a Co-op convenience store on Draycott Road and other local shops on Tamworth Road with the main supermarkets being found in nearby Long Eaton where there are Asda, Tesco and Aldi stores and other retail outlets, if required there are excellent schools for all ages within walking distance of the property, healthcare and sports facilities which includes Trent Lock Golf Club, walks in the nearby open countryside and at Trent Lock and the excellent transport links include junctions 24 and 25 of the M1, East Midlands Airport, Long Eaton and East Midlands Parkway stations and the A52 and other main roads which provide good access to Nottingham, Derby and other East Midlands towns and cities.

Entrance Hall
Double glazed door to the front, radiator, cupboard housing the boiler and door to:

Lounge/Diner
17' to 15'2 x 17'1 approx (5.18m to 4.62m x 5.21m approx)
Double glazed windows to the front and side, electric fire and surround, coving, two radiators and door to:

Inner Hallway
Loft access and doors to:

Kitchen
10'11 x 9'2 approx (3.33m x 2.79m approx)
Double glazed window and door to the side, vinyl flooring, matching wall and base units, inset sink and drainer, radiator, integrated electric oven, four ring electric hob, part tiled walls, space for a fridge freezer, space for a dishwasher, plumbing for a washing machine and cupboard.

Bedroom 1
12'5x 10'4 approx (3.78mx 3.15m approx)
Double glazed window to the side, radiator.

Bedroom 2
8'7 x 7'10 approx (2.62m x 2.39m approx)
Double glazed window to the rear, radiator.

Shower Room
Double glazed window to the side, low flush w.c., vanity wash hand basin, corner single shower cubicle, chrome heated towel rail, fully tiled walls and vinyl flooring.

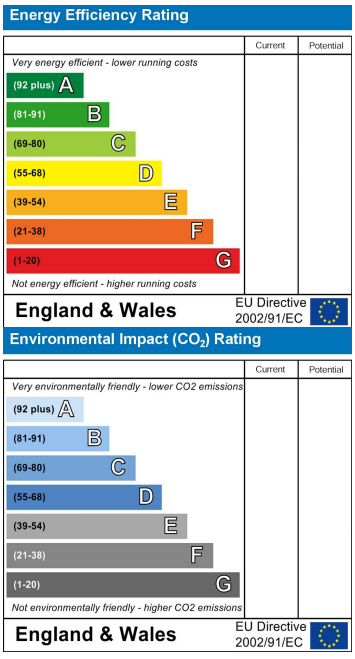
Outside
The property sits on a corner plot with a gravelled area to the front with a wall, hedge and fence to the side.

The rear garden has off road parking with access to the garage. The garden is slabbed and gravelled with a rear gate from the driveway.

Directions
Proceed out of Long Eaton along Tamworth Road and at the traffic island continue straight over ad into Sawley. Follow the road for some distance and turn right into Draycott Road, left into Shirley Street and left into Elvaston Drive where the property can be found on the left hand side.
7991AMCO

Council Tax
Erewash Borough Council Band B

Additional Information
Electricity – Mains supply
Water – Mains supply
Heating – Gas central heating
Septic Tank – No
Broadband – BT, Sky, Virgin
Broadband Speed - Unknown
Phone Signal – Unknown
Sewage – Mains supply
Flood Risk – No flooding in the past 5 years
Flood Defenses – No
Non-Standard Construction – No
Any Legal Restrictions – No
Other Material Issues – No



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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