



Arnold Avenue,  
Sawley, Nottingham  
NG10 3BE

**£175,000 Freehold**



A TWO DOUBLE BEDROOM VICTORIAN END PROPERTY THAT PROVIDES A LOVELY HOME FOR A WHOLE RANGE OF BUYERS LOOKING TO PURCHASE IN THE SAWLEY AREA.

Being situated on Arnold Avenue, which is a quiet road in the heart of Sawley, this two double bedroom property provides an ideal home which is ready for immediate occupation. The property is tastefully finished throughout and is being sold with the benefit of no upward chain and is therefore ready for immediate occupation by a new owner and for the size of the accommodation and privacy of the Southerly facing rear garden to be appreciated, we strongly recommend that interested parties do take a full inspection so they are able to see all that is included in the property for themselves. The property is well placed for easy access to all the amenities and facilities provided by Sawley and the surrounding area and to excellent transport links, all of which have helped to make this a very popular and convenient place for people to live,

The property is constructed of brick to the external elevations under a pitched tiled roof and the well proportioned accommodation derives the benefits of gas central heating and double glazing. In brief the house is entered through the original wood panelled front door into the lounge/sitting room which has a feature coal effect gas fire set in an Adam style surround and there are pine doors leading to the inner hall, an understairs storage cupboard and to the dining/sitting room which is positioned to the rear of the property. The kitchen is fitted with wall and base units and includes integrated cooking appliances and to the first floor the landing has pine doors leading to the two double bedrooms and the bathroom which has a white suite and includes a recently fitted shower over the bath and a washing machine. Outside there are double gates to the right of the property and these provide access to the rear where there is off the road parking in front of a detached garage. There is also an outside w.c. which is in full working order, a brick store which provides an ideal storage area and includes a freezer and the gardens are mainly lawned and kept private by having fencing and hedging to the boundaries and at the bottom of the garden there is a wooden shed which will be included in the sale.

Sawley has a number of local shops including a Co-op convenience store on Draycott Road which is only a couple of minutes walk from the property whilst there are further shopping facilities on Tamworth Road and in Long Eaton where there are Asda and Tesco superstores and many other retail outlets. There are schools within walking distance of the property for younger children with The Long Eaton School only being a short drive away, there are healthcare and sports facilities including the Trent Lock Golf Club, walks in the surrounding picturesque countryside, various local pubs and restaurants, both in Sawley and at Trent Lock, and the excellent transport links include J24 of the M1, East Midlands Airport which can be reached by the Skylink bus which takes you to Castle Donington and the Airport, Long Eaton station is within walking distance and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.



Original wood panelled front door with a glazed panel above leading into:

### Lounge/Sitting Room

12'6 × 11'3 approx (3.81m × 3.43m approx)

Double glazed Georgian style window to the front, coal effect gas fire set in an Adam style surround with a tiled hearth and inset, cornice to the wall and ceiling, fitted shelf and housing for the gas/electricity meters to one side of the chimney breast and a pine door leading to:

### Inner Hall

The inner hall has laminate flooring that extends into the dining/sitting room at the rear of the property, pine door to an understairs storage cupboard which has a light and shelving and a pine door into:

### Dining/Sitting Room

12'6 × 11'4 approx (3.81m × 3.45m approx)

Double glazed window to the rear, feature brick arched recess within the chimney breast with a brick inset and a tiled hearth, radiator, laminate flooring and a pine door to the stairs which take you to the first floor.

### Kitchen

7'9 × 6'6 approx (2.36m × 1.98m approx)

The kitchen is fitted with white Shaker style wall and base units and includes a circular sink and matching drainer with a mixer tap and a four ring gas hob set in a work surface which extends to three sides and has cupboards, oven, tray rack, drawer and fridge under, matching eye level wall cupboards, tiling to the walls by the work surface areas, double glazed window to the side, half glazed door leading out to the rear, tiled flooring and a ladder radiator.

### First Floor Landing

Access to the roof space, recessed lighting and there are pine doors leading to:

### Bedroom 1

12'6 × 11'3 approx (3.81m × 3.43m approx)

Double glazed Georgian style window to the front, double built-in wardrobe with drawers under and cupboards above, feature original fireplace, radiator, laminate flooring, cornice to the wall and ceiling and recessed lighting to the ceiling.

### Bedroom 2

11'3 × 9'7 approx (3.43m × 2.92m approx)

Double glazed window to the rear, radiator, laminate flooring and a pine door to a built-in shelved cupboard which also has a hanging rail.

### Bathroom

The bathroom has a white suite including a panelled bath with a recently fitted Triton shower over and tiling to two walls, low flush w.c. and a pedestal wash hand basin with a tiled splashback and a mirror to the wall above, ladder towel radiator, opaque double glazed window, laminate flooring, combination boiler (2 years old) housed in a fitted cupboard and an automatic washing machine which will remain at the property when it is sold (1 year old).

### Outside

To the right hand side of the property there are double gates leading onto a driveway which provides access to off the road parking at the rear of the house and to the garage. The gardens are Southerly facing and run along the side and rear of the garage. At the bottom of the garden there is a wooden shed and the garden is kept private by having fencing to the left and a hedge to the right hand boundary. There is an outside light provided.

### Outside w.c.

Having a low flush w.c., light and an outside tap.

### Brick Store

The brick store provides an ideal external storage space and there is a freezer which will remain at the property when it is sold.

### Garage

The panelled garage has a pitched roof, double opening doors to the front and a window to the side.

### Agents Notes

The vendor of this property is an employee of Robert Ellis.

### Directions

Proceed out of Long Eaton along Tamworth Road continuing into Sawley, following the road turning right into Draycott Road, left into Towle Street and Arnold Avenue is at the end of the road.

7006AMMP

### Council Tax

Band A - £1,315





Robert Ellis Estate Agents is a member of the National Association of Estate Agents (NAEA) and the National Association of Property Management (NAPM). We are also a member of the National Association of Residential Letting Agents (NARLA). 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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