



Hey Street,  
Sawley, Nottingham  
NG10 3HA

**£135,000 Freehold**

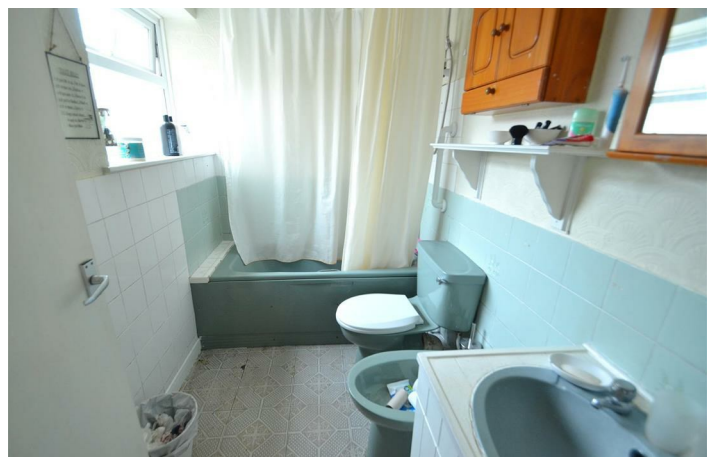


A THREE BEDROOM MID TERRACE PROPERTY SITUATED IN THE HEART OF SAWLEY.

Robert Ellis are delighted to bring to the market this perfect investor property as there is a tenant in-situ, offering well proportioned accommodation over two floors whilst deriving the benefits of modern conveniences such as gas central heating and double glazing. Being situated on hey Street the property provides easy access to local shops, schools and within walking distance Long Eaton train station.

The property derives the benefits of gas central heating and double glazing and in brief the accommodation comprises of a living room, dining kitchen with stairs to the first floor, utility area and ground floor bathroom. To the first floor there are three good size bedrooms. Outside there is a low maintenance walled garden to the front and an enclosed garden to the rear being laid mainly to lawn.

Sawley provides a number of local shops, excellent schools for younger children while the Asda and Tesco superstores along with numerous other retail outlets and schools for older children can be found in nearby Long Eaton which is only a few minutes drive away, there are healthcare and sports facilities which include the West Park Leisure Centre and adjoining playing fields, Trent Lock Golf Club, there are lovely walks in and around the area which include Trent Lock and as well as the Long Eaton station which is literally at the top of the road the excellent transport links include junctions 24 and 25 of the M1 which connects to the A50 and A42, East Midlands Airport and the A52 and other main roads which provide easy access to Nottingham, Derby and other East Midlands towns and cities.



### Living Room

15'3 x 10'9 approx (4.65m x 3.28m approx)

UPVC double glazed window and door to the front, wall mounted double radiator, coving to ceiling, ceiling light point, understairs storage cupboard and internal glazed door to:

### Kitchen

11'10 x 10'10 approx (3.61m x 3.30m approx)

Stairs to the first floor, UPVC double glazed window to the rear, range of matching wall and base units incorporating laminate work surface over, tiled splashbacks, stainless steel sink with mixer tap, four ring stainless steel gas hob with extractor hood over, integral oven, tiling to the floor, wall mounted double radiator, coving to ceiling, glazed door to:

### Rear Lobby

5'11 x 5'4 approx (1.80m x 1.63m approx)

UPVC double glazed door to the side, space and plumbing for automatic washing machine, space and point for tumble dryer, ceiling light point, wall mounted gas central heating boiler, panelled door to:

### Bathroom

7'7 x 5'4 approx (2.31m x 1.63m approx)

UPVC double glazed window to the side, panelled bath with electric shower over, vanity wash hand basin with storage cupboard below, low flush w.c. and bidet, wall mounted double radiator, tiled splashbacks and ceiling light point.

### First Floor Landing

Loft access hatch, ceiling light point and panelled doors to:

### Bedroom 1

12'2 x 10'10 approx (3.71m x 3.30m approx)

UPVC double glazed window to the front, ceiling light point, coving to ceiling and wall mounted radiator.

### Bedroom 2

12'3 x 7'10 approx (3.73m x 2.39m approx)

Ceiling light point, coving to ceiling, UPVC double glazed window to the rear, wall mounted radiator, built-in storage over the stairs.

### Bedroom 3

9'7 x 5'5 approx (2.92m x 1.65m approx)

UPVC double glazed window to the rear, wall mounted radiator and wall light point.

### Outside

To the front of the property there is a small low maintenance walled garden with pathway to the front entrance door. To the rear there is a small garden with fencing to the boundaries, paved patio area and garden laid to lawn. Outside light, outside tap and secure gated access.

### Directions

Proceed out of Long Eaton along Tamworth Road and at the traffic island continue straight over and into Sawley. Turn left into Hey Street and the property can be found on the left identified by our for sale board.

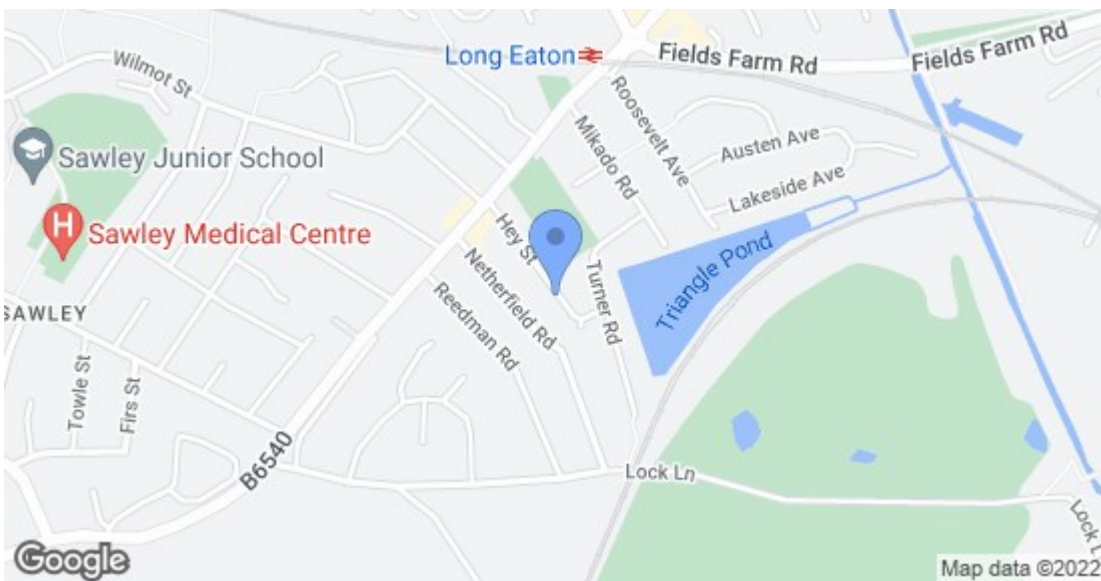
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### Mortgage Advice

Robert Ellis Estate Agents can help you find a mortgage with The Mortgage Company, our sister company, on 01 15 951 8898 or in person at branches where our mortgage advisors are available six days a week to discuss your needs. The Mortgage Company use over 60 different lenders to find a mortgage specific to your requirements. They also offer full advice on insurance or protection, offering life insurance, critical illness cover, income protection, family cover and buildings and contents insurance, based on an analysis of a number of insurers.

Your property may be repossessed if you do not keep up repayments on your mortgage.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
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) 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			
<b>England &amp; Wales</b>		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.