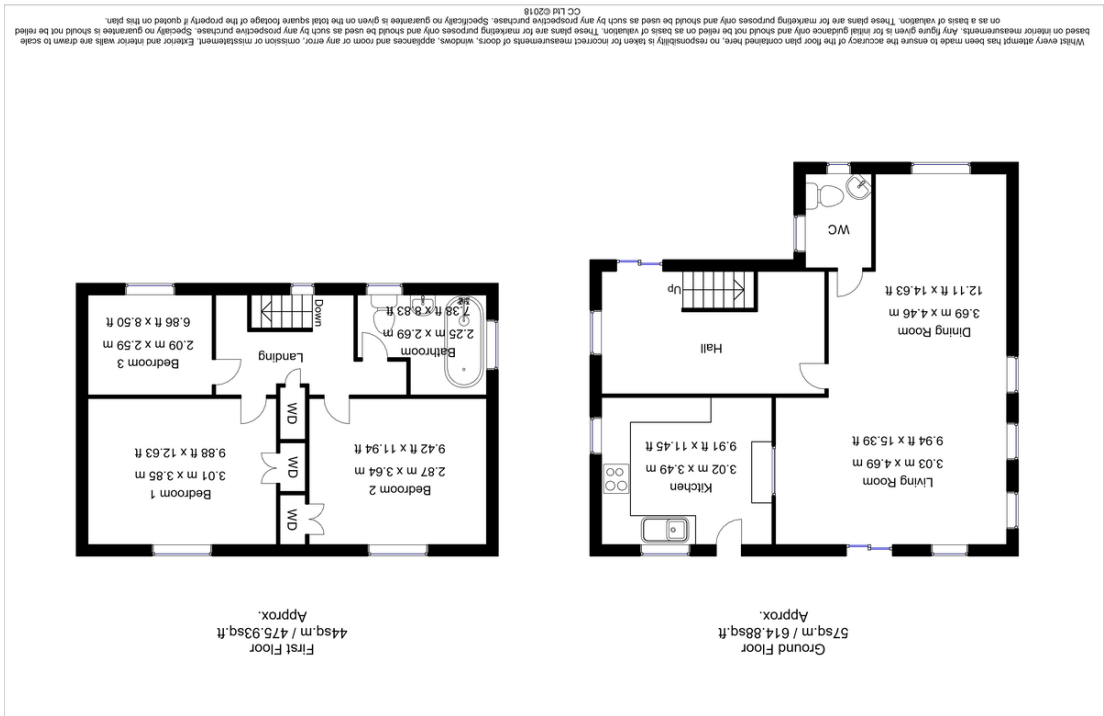


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		



ESTATE AGENTS, VALUERS AND AUCTIONEERS
WALLACE · JONES

Derby Road
Long Eaton
Nottingham
NG10 1LU
Tel: 01159468946
enquiries@wallacejones.net
www.wallacejones.co.uk



WALLACE · JONES
ESTATE AGENTS, VALUERS AND AUCTIONEERS

268 Tamworth Road, Sawley, Nottingham, NG10 3FF

Asking Price Of £320,000



Three bedroom detached House located in Sawley, Nottingham
A well presented three bedroom detached house situated in the popular area of Sawley conveniently placed near excellent transport links, close to local amenities and great schools. Offering potential to extend (subject to planning permission) must be viewed.



WALLACE · JONES

ESTATE AGENTS, VALUERS AND AUCTIONEERS

Property Description

For sale a three bedroom well maintained detached house that is situated in a convenient location within reach of various local amenities and conveniences, great schools, easy commuting links and the Trent Lock, ideal for peaceful walks.

This property offers spacious and flexible accommodation, presenting an inviting canvas for prospective homeowners to leave their unique mark along with the possibility of extending (subject to planning permission).

Upon entering, you will be greeted by a welcoming entrance hall that sets the tone for the entire residence. The ground floor boasts a large and inviting living room, perfect for family gatherings and relaxation. It also has a good sized driveway with front gardens and garage.

The property is within walking distance of the shops found on Tamworth Road while further supermarkets can be found in Long Eaton where there are Asda, Tesco and Aldi stores as well as many other retail outlets. There are excellent schools for all ages within walking distance, walks in the nearby open countryside and along the banks of the River Trent, and transport links include junctions 24 and 25 of the M1, East Midlands Airport which can be reached via the Skylink bus which takes you to Castle Donington and the airport, the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.



WALLACE · JONES

ESTATE AGENTS, VALUERS AND AUCTIONEERS

KITCHEN/BREAKFAST ROOM: Double glazed windows to rear and side, fitted kitchen including under and over counter storage cupboards, electric hob and oven, sink with mixer tap, space for washing machine, space for fridge freezer, good size breakfast bar.

LIVING ROOM: Double glazed window to the front and sliding patio doors to the rear. Electric fire with brick surround, radiator and carpet.

DOWNSTAIRS WC: Double glazed window to front and side, tiled flooring, low level flush WC, sink with storage unit under.

HALLWAY: Stairs to first floor, carpet, radiator and space being used as office.

BEDROOM ONE: Double glazed uPVC window to the rear, carpet, radiator and built in wardrobe.

BEDROOM TWO: Double glazed uPVC window to the rear, carpet, radiator and built in wardrobe.

BEDROOM THREE: Double glazed window to the front, carpet and radiator.

BATHROOM: Double glazed uPVC windows to the side and front, vinyl flooring, fitted suite comprising panelled bath with electric shower over, low level flush WC, sink with pedestal.

OUTSIDE: To the front of the property is a good sized driveway for three cars along with established front garden with mature lawn and tree. Access to the garage and rear garden.

TENURE: Freehold.

