



Tamworth Road,
Long Eaton, Nottingham
NG10 1DA

O/O £400,000 Freehold



A LARGE FOUR BEDROOM DETACHED HOUSE WITH COMMERCIAL UNIT ATTACHED, BEING SOLD WITH NO UPWARD CHAIN AND PLANNING PERMISSION GRANTED FOR A CONVERSION TO THREE, ONE BEDROOM SELF CONTAINED FLATS.

Robert Ellis are delighted to bring to the market this unique property that has become available, overlooking the canal on Tamworth Road. The property has a commercial unit, formerly used as a hair salon which lends itself to be changed into an annex, work from home office, continued to use as a salon or shop or converting the whole property into a HMO. The current vendor has recently had planning permission approved for the property and commercial unit to be converted into three, one bedroom self contained apartments.

To the exterior the property is constructed of brick and benefits from gas central heating and double glazing with the commercial unit having an electric storage heater. Perfect for investors or the growing family, the property briefly comprises of an entrance hall, large open plan ground floor area with the lounge benefiting from a log burner, kitchen with central island and fitted appliances and a separate dining room. To the first floor there are four spacious bedrooms, with three of them benefiting from fitted wardrobes and a three piece bathroom suite. The front of the property overlooks the canal and to the rear there is an enclosed garden with decking, patio, lawn, flower beds and storage shed. Coming out of the French doors to the rear garden, there is access into the commercial unit as well as access from the front. This briefly comprises of a large open plan room, second room which could be used as a bedroom and to the rear a small kitchen and WC.

Located in the popular residential town of Long Eaton, close to a wide range of local shops, pubs and within walking distance of Long Eaton town centre. There are lovely walks along the canal and nearby schools such as Long Eaton secondary school, Long Eaton train station is within walking distance and there are fantastic transport links available to major road links such as the M1, A52 and A50, East Midlands Airport is within a 15 minute drive and an internal viewing is essential.



Entrance Hall

UPVC double glazed front door, laminate flooring and ceiling light.

Lounge

11'5 x 22'3 approx (3.48m x 6.78m approx)

UPVC double glazed bay window to the front, laminate flooring, log burner, UPVC double glazed French doors to the rear, ceiling light and radiator.

Kitchen

10'1 x 13'3 approx (3.07m x 4.04m approx)

UPVC double glazed window to the rear, laminate flooring, built-in storage cupboard, central island with electric oven and hob with extractor hood over, integrated dishwasher, space for an American fridge freezer, spotlights, wall, base and drawer units with work surface over and inset sink and drainer.

Dining Room

11'5 x 11'4 approx (3.48m x 3.45m approx)

UPVC double glazed window to the front, laminate flooring, ceiling light and radiator.

First Floor Landing

Laminate flooring, ceiling light and doors to:

Bedroom 1

11'5 x 11'5 approx (3.48m x 3.48m approx)

UPVC double glazed window to the front, laminate flooring, fitted wardrobes, radiator and ceiling light.

Bedroom 2

11'5 x 11'5 approx (3.48m x 3.48m approx)

UPVC double glazed window to the front, laminate flooring, ceiling light and radiator.

Bedroom 3

9'4 x 8'2 approx (2.84m x 2.49m approx)

UPVC double glazed window to the rear, laminate flooring, radiator, fitted wardrobes, ceiling light.

Bedroom 4

10'1 x 8' approx (3.07m x 2.44m approx)

UPVC double glazed window to the side, laminate flooring, fitted wardrobes, radiator and ceiling light.

Bathroom

7' x 9'9 approx (2.13m x 2.97m approx)

Obscure UPVC double glazed window to the rear, LVT flooring, wall mounted sink, low flush w.c., L shaped bath with mixer tap and a rainwater shower over, heated towel rail and spotlights.

Commercial Unit

Front Room

23'5 x 12'7 approx (7.14m x 3.84m approx)

UPVC double glazed window to the front, UPVC double glazed front door, laminate flooring, electric storage heater and spotlights.

Room 2

9'1 x 10'1 approx (2.77m x 3.07m approx)

Obscure UPVC double glazed window to the side, laminate flooring and spotlights.

w.c.

4'1 x 3'4 approx (1.24m x 1.02m approx)

UPVC double glazed window to the rear, tiled flooring, low flush w.c., wall mounted wash hand basin and ceiling light.

Kitchen

8'7 x 5'4 approx (2.62m x 1.63m approx)

UPVC double glazed window and door to the rear and spotlights.

Outside

There is decking with built-in solar lights to the rear garden, a storage shed, lawn, flower beds.

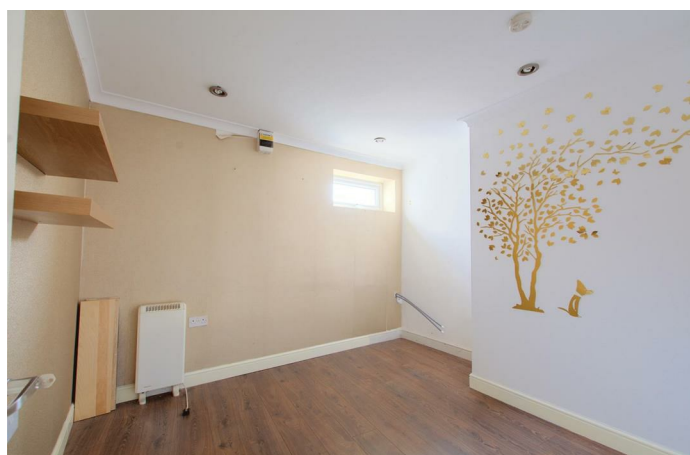
Council Tax

Erewash Borough Council Band

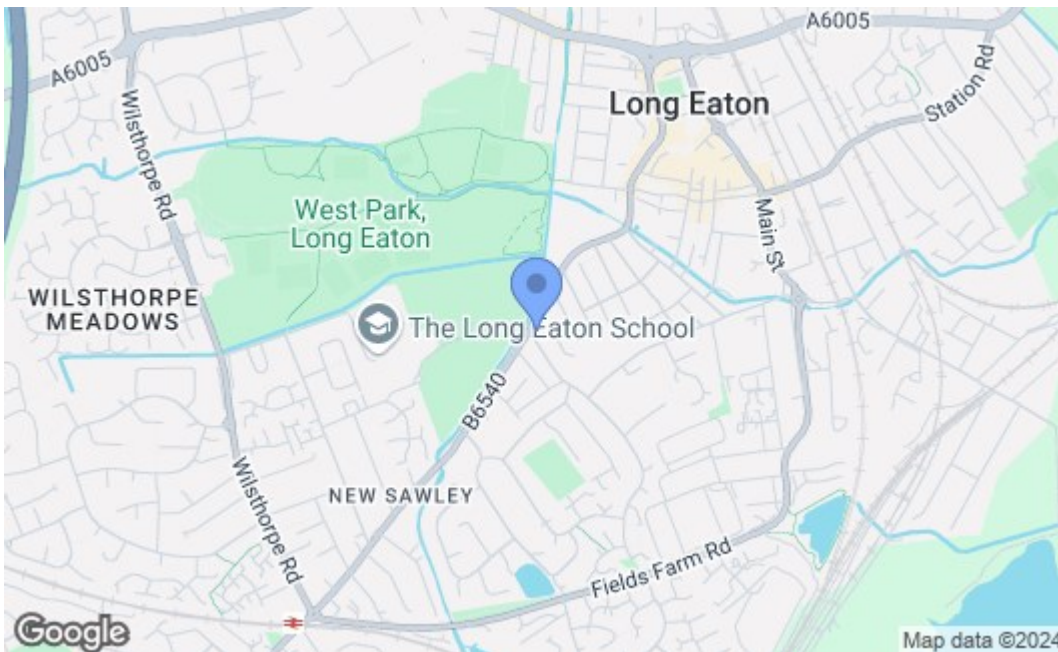
Directions

Proceed out of Long Eaton along Tamworth Road and the property can be found on the left as identified by our for sale board.

7385AMRS



Robert Ellis
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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	

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.