



Conway Street,  
Long Eaton, Nottingham  
NG10 2AE

**Price Guide £175-180,000**  
**Freehold**





A MODERN THREE BEDROOM SEMI DETACHED HOUSE WITH PRIVATE GARDEN AND BEING SOLD WITH NO UPWARD CHAIN.

Robert Ellis are pleased to be instructed to sell this deceptively spacious three bedroom semi detached home, perfect for first time buyers, investors and people looking to downsize. An internal viewing is highly recommended.

The property is constructed of brick to the external elevations and briefly comprises of a spacious lounge with a multi fuel burner, separate dining room, ground floor w.c. and a modern kitchen with sliding doors overlooking and leading to the garden. To the first floor the master bedroom has built-in overstairs storage, second double bedroom and large three piece bathroom suite. To the second floor the attic has been converted into a third double bedroom with eaves storage. To the front the vendor has utilised paved blocks taken from the rear to create a clean and seamless, low maintenance front. To the rear there is an enclosed walled garden with patio area and lawn.

Located in the popular residential town of Long Eaton, close to a wide range of local schools for all ages, shops and parks, the property benefits from fantastic transport links including the train station, access to the A52, A50 and M1. East Midlands Airport is within a 10-15 minute drive and Long Eaton town centre is within walking distance where several services can be found, such as supermarkets, bars, restaurants, shops and healthcare facilities.



### Lounge

12' x 11' approx (3.66m x 3.35m approx)

UPVC double glazed window and front entrance door, laminate flooring, radiator, multi fuel burner and ceiling light.

### Dining Room

12'1 x 10'9 approx (3.68m x 3.28m approx)

UPVC double glazed window to the rear, radiator, laminate flooring, access to w.c., ceiling light and original storage cabinet.

### Ground Floor w.c.

2'4 x 5'7 approx (0.71m x 1.70m approx)

Low flush w.c., wall mounted sink, laminate flooring and ceiling light.

### Kitchen

6' x 14'8 approx (1.83m x 4.47m approx)

UPVC double glazed window and door to the side, UPVC double glazed sliding doors overlooking and leading to the rear garden, laminate flooring, radiator, ceiling light, space for a washing machine and fridge freezer, integrated electric oven, gas hob and overhead extractor fan.

### First Floor Landing

#### Bedroom 1

11'1 x 12'1 approx (3.38m x 3.68m approx)

UPVC double glazed window to the front, built-in storage cupboard, carpeted flooring, radiator and ceiling light.

#### Bedroom 2

12'2 x 7'8 approx (3.71m x 2.34m approx)

UPVC double glazed window to the rear, radiator, carpeted flooring and ceiling light.

### Bathroom

6'5 x 8'9 approx (1.96m x 2.67m approx)

Obscure UPVC double glazed window to the side, tiled flooring, heated towel rail, vanity sink and w.c., L shaped bath with mains flow shower over, spotlights, built-in storage cupboard housing the boiler.

### Second Floor

### Bedroom 3

15'1 x 12'1 approx (4.60m x 3.68m approx)

UPVC double glazed Velux windows, original floorboards, eaves storage and ceiling light.

### Outside

To the front the vendor has utilised paved blocks taken from the rear to create a clean and seamless, low maintenance front. To the rear there is an enclosed walled garden with patio area and lawn.

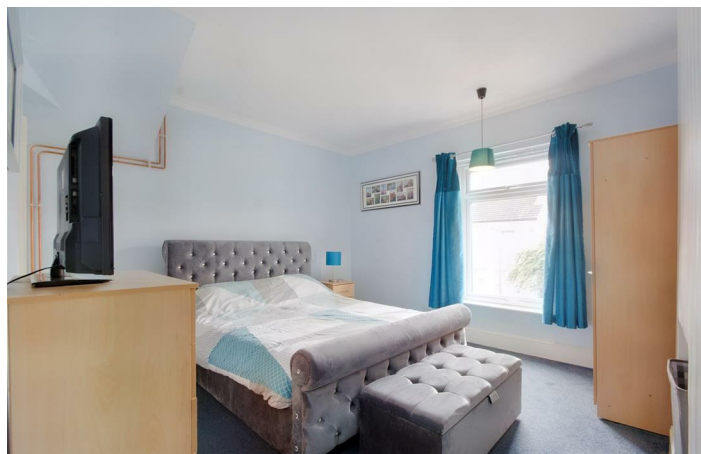
### Directions

Proceed out of Long Eaton along Nottingham Road and after the bridge turn right into Conway Street and continue down to the end .

7350AMRS

### Council Tax

Erewash Borough Council Band A







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		78
(69-80) C		
(55-68) D	55	
(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 <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		
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.