



Tudor Close,  
Long Eaton, Nottingham  
NG10 1NF

**Price Guide £190-200,000**

**Freehold**

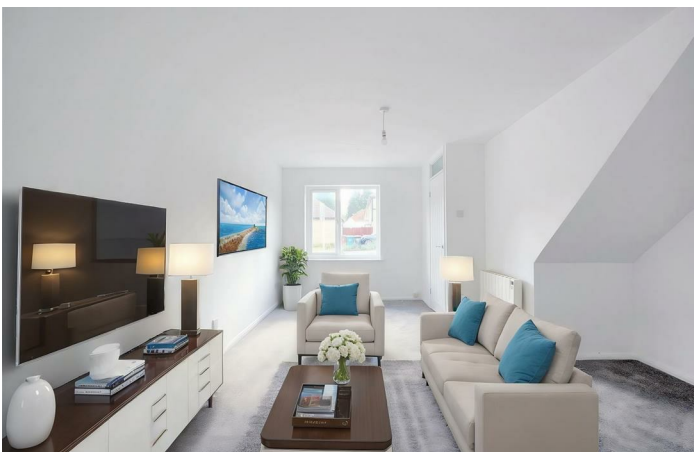


A REFURBISHED AND UPGRADED LINK SEMI DETACHED HOME SITUATED IN THIS QUIET LOCATION WHICH IS ONLY A FEW MINUTES WALK TO ALL THE AMENITIES AND FACILITIES PROVIDED BY LONG EATON TOWN CENTRE.

Situated on Tudor Close, this refurbished link semi detached property is being sold with the benefit of NO UPWARD CHAIN and provides a lovely home which will suit a whole range of buyers, from people buying their first home to those who might be looking to downsize and want to move into a property where no work is required and is conveniently located to all the local amenities and facilities provided by Long Eaton and the surrounding area. For the size and quality of the accommodation and privacy of the rear garden to be appreciated, we recommend that interested parties do take a full inspection so they are able to see all that is included in this lovely home for themselves.

The property is constructed of brick to the external elevations all under a pitched tiled roof and deriving the benefits from an efficient electric heating system, newly fitted double glazing and having new floor coverings throughout, the accommodation includes a reception hall, lounge, a dining/kitchen with ranges of wall and base units and sliding patio doors leading out to the rear garden and to the first floor the landing leads to the two good size bedrooms, the main bedroom having a range of built-in wardrobes and the newly fitted bathroom which has a white suite with a shower over the bath. Outside there is off road parking at the front and at the rear there is a patio, a newly laid lawn and fencing and hedging to the boundaries.

The property is only a few minutes walk away from the town centre where there are Asda, Tesco, Lidl and Aldi stores as well as many other retail outlets, there are excellent schools within easy reach, healthcare and sports facilities which includes the West Park Leisure Centre and adjoining playing fields and the excellent transport links include J25 of the M1, East Midlands Airport which can be reached by the Skylink bus which takes you to Castle Donington and the airport, stations at Long Eaton and East Midlands Parkway and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.



## Porch

Open porch with a tiled roof and an outside light leading through a front door with two inset opaque glazed panels to:

## Reception Hall

Stairs with hand rail leading to the first floor, carpeted flooring which runs through into the lounge, a new electric consumer unit and electric meter housed in a built-in cloaks cupboard and a panelled door leading into:

## Lounge/Sitting Room

16'3" x 12'3" to 9' approx (4.95m x 3.73m to 2.74m approx)  
New double glazed window to the front, a new Varena wall mounted heater, point for an electric fire, carpeted flooring and a panelled door to:

## Dining Kitchen

12'3" x 8'6" approx (3.73m x 2.59m approx)  
The newly fitted kitchen has grey gloss units with brushed stainless steel fittings and includes a stainless steel sink and a four ring hob set in a work surface which extends to two sides with drawers, cupboards, oven and space and plumbing for an automatic washing machine below, upright integrated fridge/freezer, matching eye level wall cupboards, hood and back plate to the cooking area, Varena wall mounted electric heater, double glazed window to the rear and double glazed sliding doors leading out to the private rear garden.

## First Floor Landing

Hatch to loft, carpeted flooring and a copper tank enclosed in an airing/storage cupboard and panelled doors to:

## Bedroom 1

13'2" x 9'5" approx (4.01m x 2.87m approx)  
New double glazed window to the front, Varena wall mounted heater and a double built-in wardrobes with shelf and hanging rail and sliding doors.

## Bedroom 2

8'6" x 7'3" approx (2.59m x 2.21m approx)  
New double glazed window to the rear and a Varena wall mounted heater.

## Bathroom

The brand new bathroom has a white suite including a panelled bath with a mixer tap, soap dish and a Triton electric shower and tiling to two walls, low flush w.c. and a pedestal wash hand basin with a mixer tap, tiled splashback and a wall mounted soap dish, new opaque double glazed window with a tiled sill and a chrome ladder towel radiator.

## Outside

At the front of the property there is a tarmac parking area with a border running along the right hand side and there is a pathway from the front providing access to the rear garden.

At the rear there is a slabbed patio and a path leading to a gate from the bottom of the garden which provides access to the front of the house. There is a newly laid lawn, fencing to the right hand and rear boundaries, a newly planted hedge to the left hand side and there is a mature tree providing screening at the bottom of the garden and an outside light is provided.

## Directions

Proceed out of Long Eaton along Derby Road and turn right in to Cranmer Street. Proceed along and turn right in to Olive Avenue and then right again into Tudor Close where the property is found at the head of the cul-de-sac as identified by our for sale board.  
8112AMMP

## Council Tax

Erewash Borough Council Band B

## Agents Notes

Since the EPC was carried out a new electric heating system has been installed, along with new double glazing.

## Additional Information

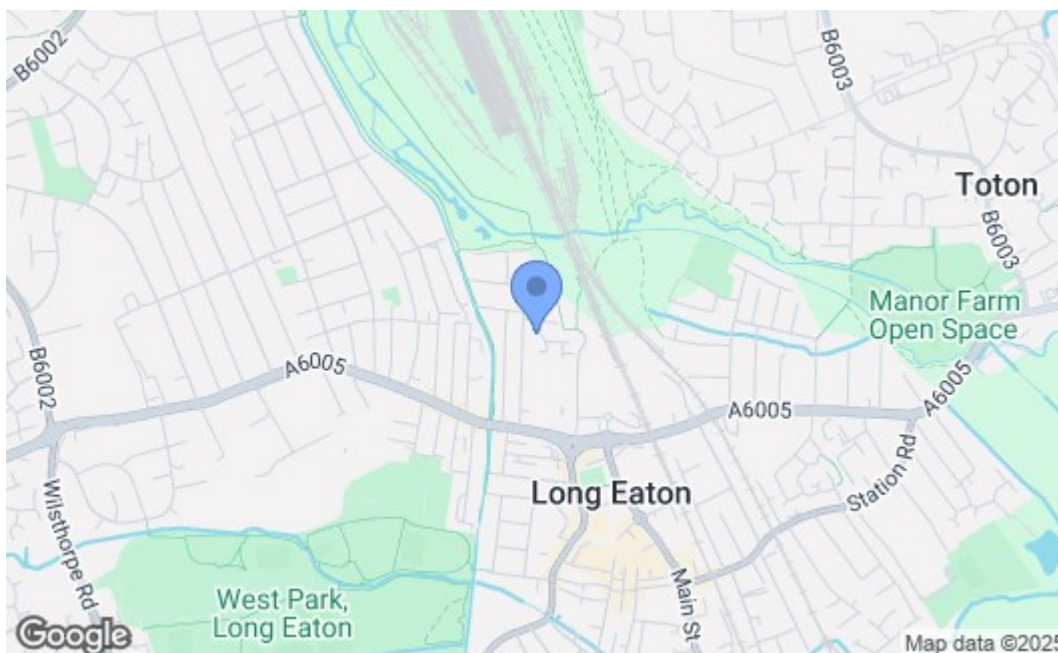
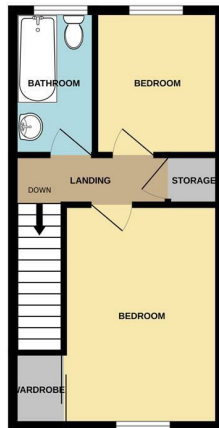
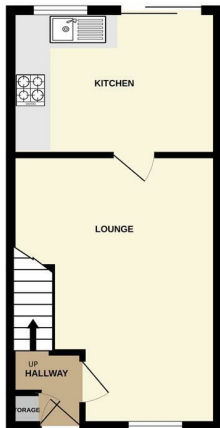
Electricity – Mains supply  
Water – Mains supply  
Heating – Electric heating  
Septic Tank – No  
Broadband – VT, Sky, Virgin  
Broadband Speed - Standard 16mbps Superfast 53mbps Ultrafast 1000mbps  
Phone Signal – EE, Three, 02, Vodafone  
Sewage – Mains supply  
Flood Risk – No, surface water very low  
Flood Defenses – No  
Non-Standard Construction – No  
Any Legal Restrictions – No  
Other Material Issues – No



GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(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.