



Tamworth Road,  
Long Eaton, Nottingham  
NG10 1DN

**£200,000 Freehold**



A WELL PRESENTED THREE BEDROOM TRADITIONAL MID TERRACE HOUSE OFFERING DECEPTIVELY SPACIOUS ACCOMMODATION BEING SOLD WITH NO UPWARD CHAIN

Robert Ellis are delighted to bring to the market this deceptively spacious three bedroom mid terrace house in a popular and desirable location with fantastic transport links and access to Long Eaton town centre, it has a delightful outlook overlooking the canal and is a perfect first time buy or investment opportunity. The accommodation is well presented with some character features and has modern conveniences such as gas central heating and double glazing throughout.

The property stands back from the road and is constructed of brick to the external elevations all under a pitched tiled roof. The accommodation briefly comprises of an entrance hall which leads into the front reception room having a feature bay window, dining room with feature fireplace and giving access to the kitchen at the rear and onto the garden, with the bathroom off this. To the first floor there are three well proportioned bedrooms off the spacious landing. Outside the property has a low maintenance generous size garden that is enclosed and comprises of a patio area leading to lawn with planted with shrubs and bushes and there are fence and brick boundaries.

The property is close to the Asda and Tesco superstores and many other retail outlets found in Long Eaton town centre where there are also several local pubs, restaurants and the well regarded Clifford Gym, there are healthcare and sports facilities including West Park Leisure Centre, if required there are excellent local schools for all ages and the transport links include J25 of the M1, East Midlands Airport, Long Eaton and East Midlands Parkway station and the A52 and other main roads provide good links to Nottingham, Derby and other East Midlands towns and cities.



### Hallway

14' x 3' approx (4.27m x 0.91m approx)

Original wooden door to the front with inset obscure glass, carpeted flooring, ceiling light, radiator, coving, stairs to the first floor and doors to:

### Lounge

10'8 x 14'4 approx (3.25m x 4.37m approx)

Wooden double glazed bay window to the front, carpeted flooring, ceiling light, radiator, dado rail and coving, TV point, open fireplace with space for a log burner.

### Dining Room

13' x 11'7 approx (3.96m x 3.53m approx)

Wooden double glazed window to the rear, carpeted flooring, ceiling light, radiator, open space for a log burner/fireplace. Panelled wall and a large understairs cupboard.

### Kitchen

12'1 x 8'6 approx (3.68m x 2.59m approx)

Dual aspect wooden double glazed windows to the side and rear, UPVC double glazed wood effect door to the rear, tiled flooring, ceiling light, radiator, coving, wall and base units with work surface over, built-in oven, four ring gas hob and extractor fan over, spaces for a fridge freezer and washing machine.

### Bathroom

9'6 x 5'4 approx (2.90m x 1.63m approx)

Obscure wooden double glazed window to the side, linoleum flooring, ceiling light, extractor fan, radiator, bath with mains fed shower over, free standing sink and low flush w.c.

### First Floor Landing

5'3 x 13'5 approx (1.60m x 4.09m approx)

Ceiling light, carpeted flooring, loft access hatch, large storage cupboard and doors to:

### Bedroom 1

14'6 x 12'1 approx (4.42m x 3.68m approx)

Two wooden double glazed windows to the front, carpeted flooring, ceiling light and radiator.

### Bedroom 2

10'1 x 12'9 approx (3.07m x 3.89m approx)

Wooden double glazed window to the rear, carpeted flooring, ceiling light, radiator and TV point.

### Bedroom 3

8'4 x 12'6 approx (2.54m x 3.81m approx)

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

### Outside

To the front the property sits behind a wall and hedge with a path to the front door.

The rear garden has a patio area which leads to the lawned garden with established shrub and plant borders and there is a garden shed.

### Directions

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

8064JG

### Council Tax

Erewash Borough Council Band A

### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky

Broadband Speed - 02, EE, Three, Vodafone

Phone Signal – Standard 15mbps, Superfast 62mbps,

Ultrafast 1000mbps

Sewage – Mains supply

Flood Risk – Very low, surface water very low

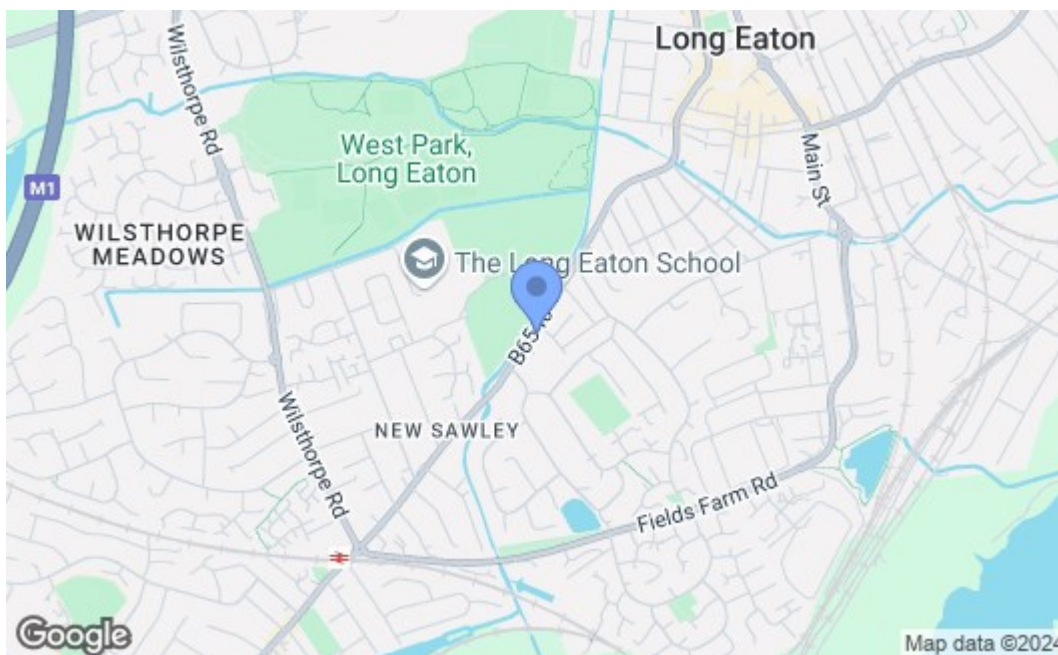
Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B		72	
(69-80) C			
(55-68) D			
(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.