

★ ★ ★  
**Part Exchange &  
Assisted Move  
Available**  
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Trafalgar Road,  
Long Eaton, Nottingham  
NG10 1DD

**£330,000 Freehold**

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### Porch

Open porch with a pitched roof leading through a stylish composite front door to:

### Reception Hall

Storage/cloaks cupboard and doors leading to the lounge and dining/living kitchen.

### Lounge

18'8" x 7'8" approx (5.71m x 2.35m approx)  
Having double glazed windows to the front and side and two radiators.

### Living/Dining Kitchen

18'8" x 9'10" max to 9'8" (5.7m x 3.02m max to 2.97m)  
The kitchen area will be exclusively fitted with high quality work surfaces, base cupboards and drawers and several integrated appliances, there will be a double glazed window to the front and double glazed, double opening French doors leading out to the gardens.

### First Floor Landing

There is a large built-in storage cupboard off the landing and a double glazed window to the rear.

### Bedroom 1

12'2" x 10'7" approx (3.72m x 3.25m approx)  
Having double glazed windows to the front and side, radiator and a TV point.

### En-Suite Shower Room

The luxuriously fitted shower room will have a walk-in mains flow shower system including a rainwater shower head and hand held shower, tiling to three walls and a pivot glazed door, pedestal wash hand basin, low flush w.c. and a chrome ladder towel radiator.

### Bedroom 2

10'9" x 10'7" approx (3.3m x 3.23m approx)  
Having a double glazed window to the front, radiator and a TV aerial point.

### Bedroom 3

8'0" x 7'6" approx (2.45m x 2.29m approx)  
Having a double glazed window and a radiator.

### Bathroom

The main bathroom will have a white three piece suite including a panelled bath with a mains flow shower over having a rainwater shower head and hand held shower, tiling to three walls and a glazed screen, pedestal wash hand basin and low flush w.c., chrome ladder heated towel radiator and an opaque double glazed window.

### Outside

There is a path at the front and side of the property and gardens to the side and rear with a brick built garage and an EV charging point.

### Garage

A brick built garage with a pitched tiled roof, having an up and over door to the front.

### Directions

Proceed out of Long Eaton along Tamworth Road taking the left turning just past the Fire Station into Nelson Street. Take the second left turning into Trafalgar Road where the development can be found at the end of the road.

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### Agents Notes

Internal photos for illustration only.

### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband –

Broadband Speed -

Phone Signal –

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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.