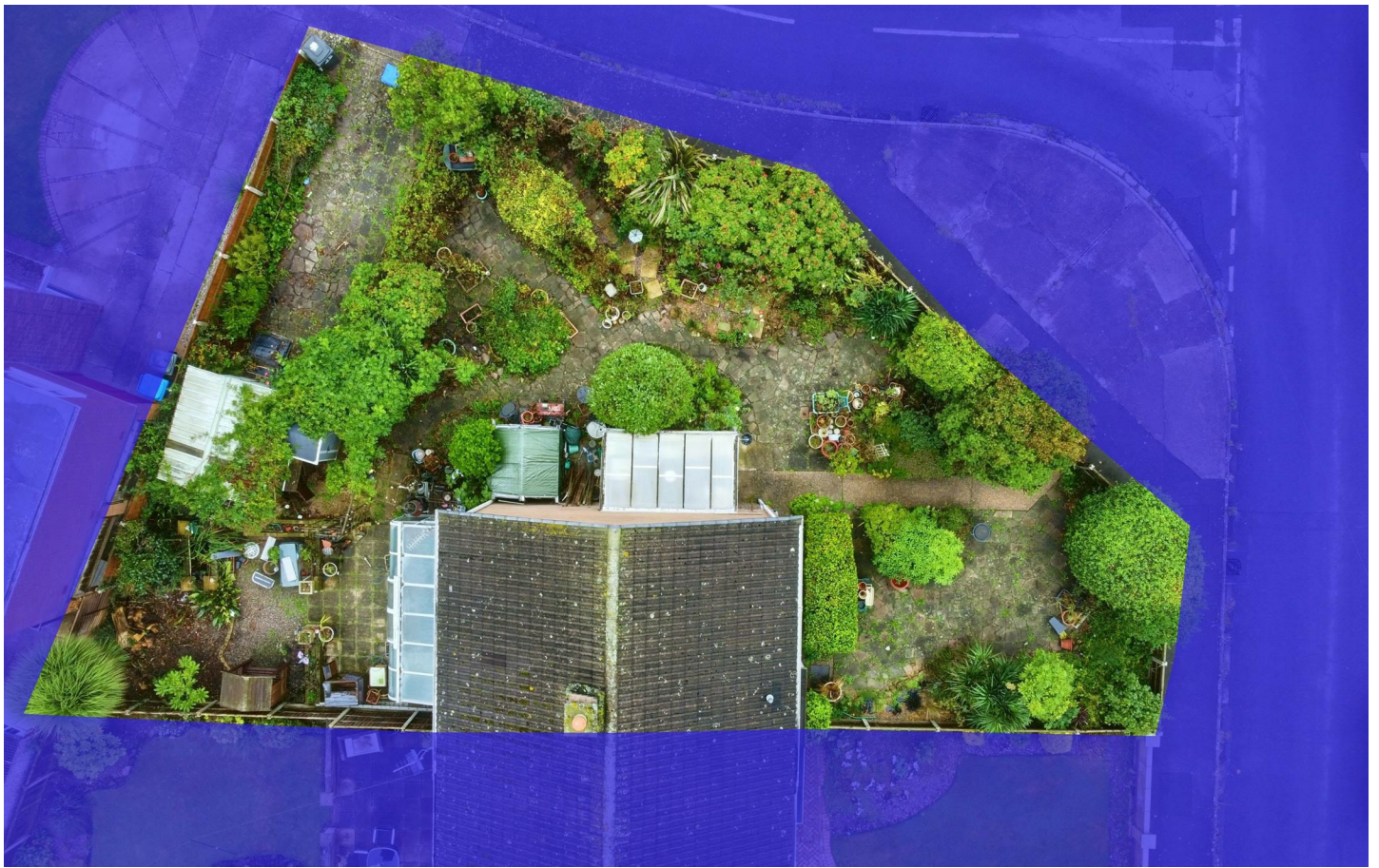




Lodge Road,  
Long Eaton, Nottingham  
NG10 1AH

**£189,950 Leasehold**



A SPACIOUS THREE BEDROOM SEMI-DETACHED HOUSE SITUATED ON A GENEROUS CORNER PLOT, IN NEED OF MODERNISATION WITH OFF STREET PARKING, FRONT AND REAR GARDENS AND THE ADDED BENEFIT OF BEING SOLD WITH NO ONWARD CHAIN.

Robert Ellis are delighted to bring to the market this spacious three bedroom semi-detached house that is situated on a generous corner plot, in need of modernisation. This would make a fantastic home for first time buyers and families that are looking to put their own stamp on a property, or investors who are looking for a project to then re-sell or use as a buy to let investment. The property is constructed of brick to the external elevations and benefits double glazed windows to the main property. An internal viewing is recommended to appreciate the plot and property on offer.

In brief, the property comprises two entrance porches, one to the front and another to the side that has been used as a small utility space. There is a kitchen, hallway with storage cupboards, lounge/diner and a conservatory to the rear. To the first floor, the landing leads to two double bedrooms with one of those to the rear benefitting fitted wardrobes and a smaller third bedroom which also benefits from fitted wardrobes. There is a modern three piece family shower room situated to the front of the property. To the exterior, this is a slightly larger than average corner plot with off street parking via a driveway accessed to the side, front and rear gardens with mature flower beds.

Located in the popular residential town of Long Eaton, close to a wide range of local schools, shops and parks and even within walking distance of the town centre where further shops, supermarkets and healthcare facilities can be found. There are fantastic canal walks available and nearby transport links such as the M1, A50 and A52 to both Nottingham and Derby with local train stations and East Midlands Airport just a short drive away.



### Entrance Porch

Single glazed wooden front door, carpet tiles, painted plaster ceiling, ceiling light.

### Entrance Hallway

Single glazed wooden front door, carpeted flooring, built in storage cupboards, tiled ceiling, ceiling light.

### Side Porch

Single glazed wooden front door, carpet tiles, electric heater, ceiling light.

### Kitchen

11'6 x 8'3 (3.51m x 2.51m)

uPVC double glazed door and window overlooking the front, carpet tiles, space for washing machine, space for fridge/freezer, storage heater, electric oven, wall and base units, electric hob, painted plaster ceiling, ceiling light.

### Lounge

18'0 x 14'7 (5.49m x 4.45m)

uPVC double glazed window and door leading to and overlooking the conservatory, laminate flooring and carpet tiles, storage heater, tiled ceiling, ceiling light.

### Conservatory

Glass units overlooking the garden.

### First Floor Landing

Carpeted flooring, built in storage cupboard, loft access, ceiling light, ceiling tiles.

### Bedroom One

10'7 x 11'6 (3.23m x 3.51m)

uPVC double glazed window overlooking the front, carpet tiled flooring, storage heater, tiled ceiling, ceiling light.

### Bedroom Two

9'4 x 10'5 (2.84m x 3.18m)

uPVC double glazed window overlooking the rear, carpet tiled flooring, fitted wardrobes, storage heater, ceiling light.

### Bedroom Three

6'3 x 7'2 (1.91m x 2.18m)

uPVC double glazed window overlooking the rear, carpet tiled flooring, fitted wardrobes, tiled ceiling, ceiling light, electric heater.

### Family Shower Room

#### Outside

To the front and rear of the property there is a low maintenance garden with mature flower beds with off street parking via a driveway to the side of the property.

#### Directions

Proceed out of Long Eaton along Tamworth Road and prior to the canal bridge turn left into Wyvern Avenue, follow the road to the right and Lodge Road can be found as a turning on the right. Continue along and the property can be found on the right hand side.

8216RS

#### Council Tax

Erewash Borough Council Band B

#### Agents Notes

The property is leasehold with a 200 year lease from 25.3.64.

#### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Mains supply electric

Septic Tank – No

Broadband – BT, SKY AND VIRGIN

Broadband Speed -

Standard 9 mbps

Superfast 38 mbps

Ultrafast 1000 mbps

Phone Signal – O2, EE, THREE AND VODAFONE

Sewage – Mains supply

Flood Risk – No, surface water

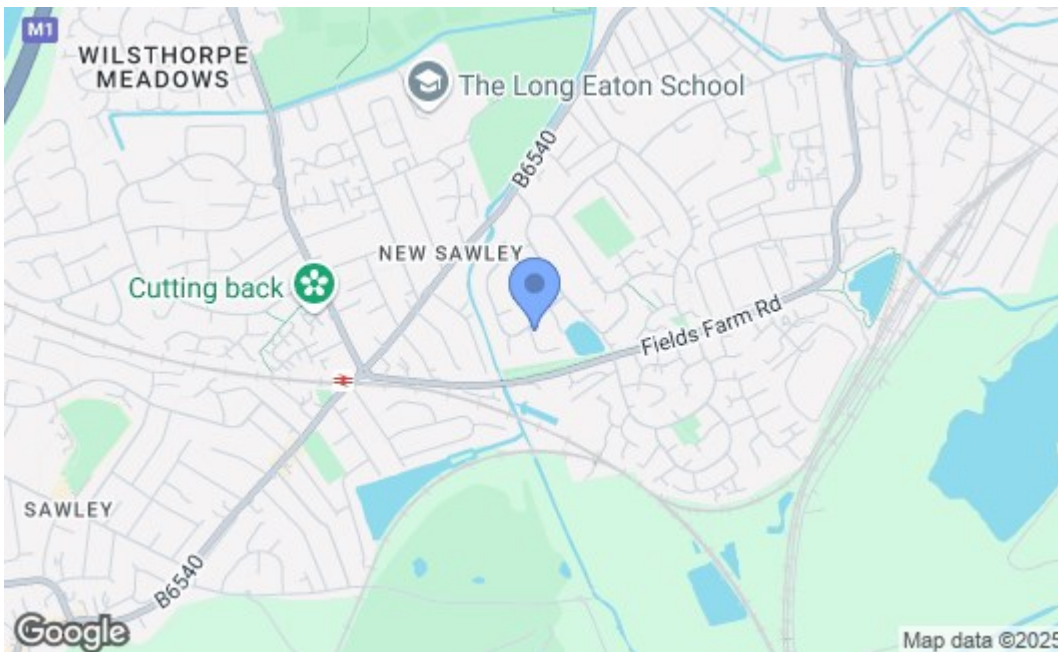
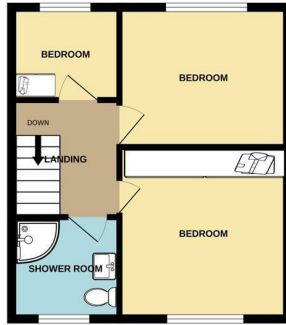
Flood Defenses – No

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			
(81-91) B			
(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.