



Widdowson Road,
Long Eaton, Nottingham
NG10 3SY

O/I/R £199,950 Freehold

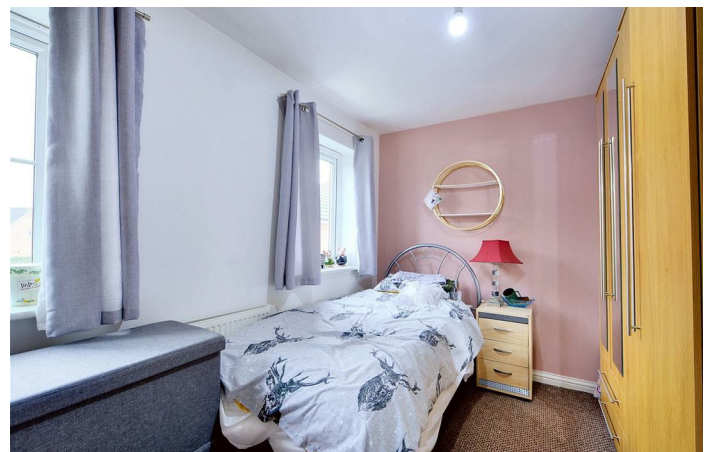


A WELL PRESENTED TWO DOUBLE BEDROOM MID-TERRACED HOUSE WITH LOW MAINTENANCE GARDEN AND AN ALLOCATED PARKING SPACE WITH FANTASTIC TRANSPORT LINKS AND THE ADDITIONAL BENEFIT OF NO ONWARD CHAIN.

Robert Ellis are pleased to be instructed to market this fantastic example of a two double bedroom mid-terraced home. The property is constructed of brick and benefits double glazing and gas central heating throughout. This would make a fantastic house for a first time buyer, growing family or an investor alike looking for a buy to let opportunity. The property is being sold with no onward chain and comes with a low maintenance and enclosed garden and an allocated parking space. An internal viewing is highly recommended to appreciate the property and location on offer.

In brief, the property comprises an entrance hallway, downstairs WC, kitchen with integrated cooking appliances and a lounge to the rear with a built in storage cupboard and French doors leading to the garden. To the first floor, the landing leads to two generous bedrooms and a family bathroom with the master bedroom benefiting an en-suite shower room. To the front, the property is set back from the road and to the rear has an enclosed and low maintenance garden with artificial turf, a pergola and decked area with a gate leading to the rear for access. There is one allocated parking space available and included with this property.

Located in the popular residential town of Long Eaton, close to a wide range of local schools, shops and parks. Long Eaton town centre is within walking distance where further shops, supermarkets and healthcare facilities can be found. There are fantastic transport links available such as nearby bus stops and easy access to major road links including the M1, A50 and A52 to both Nottingham and Derby with East Midlands Airport being just a short drive away and Long Eaton train station also within walking distance.



Entrance Hall

Wooden front door, laminate flooring, radiator, ceiling light.

Ground Floor w.c.

2'6 x 4'9 approx (0.76m x 1.45m approx)

Double glazed patterned window overlooking the front, laminate flooring, low flush w.c., radiator, pedestal sink, ceiling light.

Kitchen

6'0 x 10'6 approx (1.83m x 3.20m approx)

Double glazed window overlooking the front, tiled flooring, integrated electric oven with gas hob and overhead extractor fan, wall mounted boiler, space for washing machine, space for fridge/freezer, aluminium sink with draining board, painted plaster ceiling, ceiling light.

Lounge

16'0 x 13'0 approx (4.88m x 3.96m approx)

Double glazed French doors overlooking and leading to the rear garden, carpeted flooring, radiator, built in storage cupboard, ceiling light.

First Floor Landing

Carpeted flooring, radiator, loft access, ceiling light.

Master Bedroom

8'5 x 13'0 approx (2.57m x 3.96m approx)

Double glazed windows overlooking the front, carpeted flooring, radiator, ceiling light.

En-suite

5'2 x 3'1 approx (1.57m x 0.94m approx)

Low flush w.c., pedestal sink, single enclosed shower unit, radiator, ceiling light.

Bedroom Two

7'6 x 10'9 approx (2.29m x 3.28m approx)

Double glazed window overlooking the rear, carpeted flooring, radiator, ceiling light.

Family Bathroom

5'1 x 6'2 approx (1.55m x 1.88m approx)

Vinyl flooring, bath, low flush w.c., pedestal sink, radiator, ceiling light.



Outside

To the front, the property is set back from the road via a communal turfed area with mature trees. To the rear, there is an enclosed low maintenance garden with decking, pergola and artificial turf with a gate to the rear for access. This property also comes with one allocated parking space.

Directions

Proceed out of Long Eaton along Tamworth Road and at the traffic island turn right into Wilsthorpe Road, left into Bramley Road and at the end of the road turn immediate right into Widdowson Road where the property can be found on the right.

8253RS

Council Tax

Erewash Borough Council Band B

Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky

Broadband Speed - Standard 7mbps Superfast 80mbps

Ultrafast 1000mbps

Phone Signal – EE, O2, Three, Vodafone

Sewage – Mains supply

Flood Risk – No, surface water very low

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

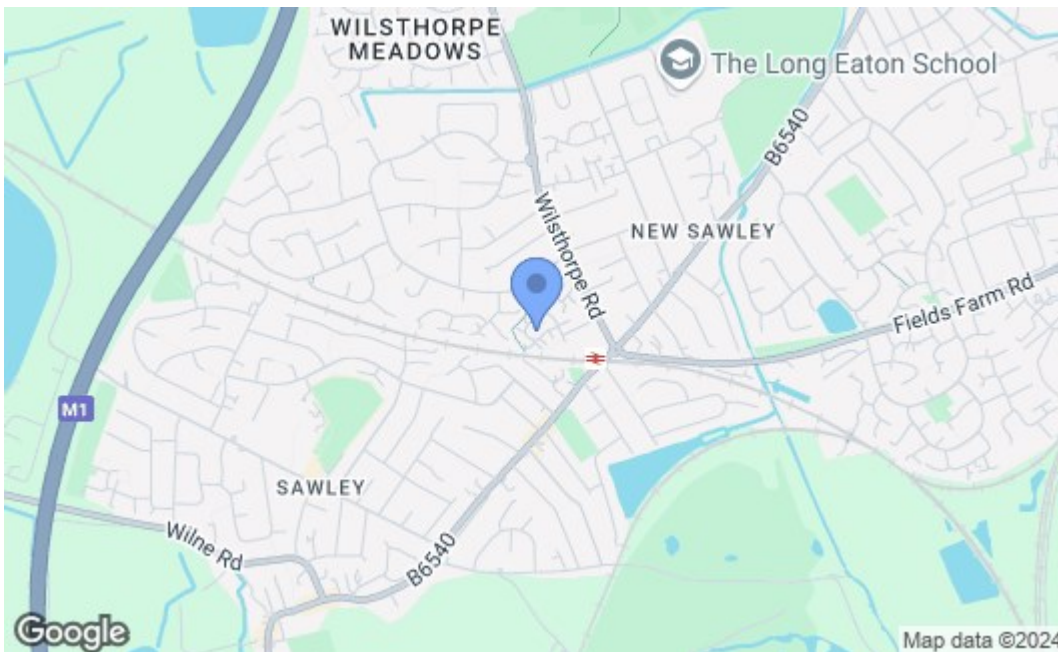
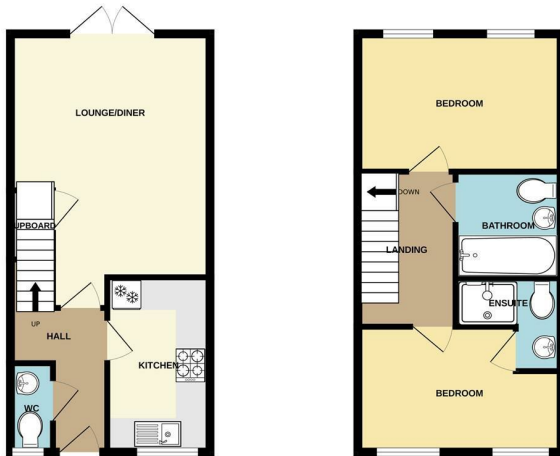
Other Material Issues – No



GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B		77	
(69-80) C			
(55-68) D			
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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.