



Conway Street,  
Long Eaton, Nottingham  
NG10 2AF

**Price Guide £140-150,000**  
**Freehold**

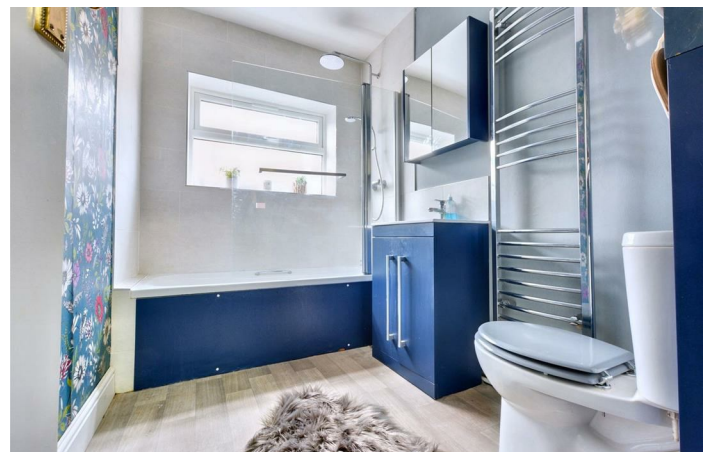


A TWO BEDROOM PLUS NURSERY, SEMI DETACHED HOUSE READY FOR A NEW OWNER TO STAMP THEIR OWN MARK ON.

Robert Ellis are delighted to offer to the market this semi detached property on Conway Street. The property is situated in a popular location, found within easy access to the town centre in addition to easy reach of local shops and amenities. Conway Street is just off Nottingham Road which also provides great access to Toton and offers a tram service to Nottingham City Centre. The property requires some upgrading and offers great potential for the next owner to really put their own mark on the house. The property offers a great space throughout and internal viewing is highly recommended to avoid disappointment.

The property benefits from gas central heating and is positioned in a great location. Internal accommodation briefly comprises of a lounge to the front of the property, inner hallway with stairs leading to the first floor. There is a dining room towards the rear aspect also providing access to the kitchen and downstairs bathroom. To the first floor, there are two double bedrooms with the rear bedroom providing access to additional bedroom which could also be used as a nursery or office.

Found within easy reach of Asda, Tesco, Lidl and Aldi stores along with numerous other retail outlets found in Long Eaton town centre, there are schools for all ages including Grange Infant and Primary School being within walking distance of the property, healthcare and sports facilities and excellent transport links include J25 of the M1, East Midlands Airport, Long Eaton train station and the A52 to Nottingham and Derby.



### Lounge

12'10 x 10'11 approx (3.91m x 3.33m approx)

Double glazed window and door to the front, radiator, coving to the ceiling.

### Inner Hall

Stairs to the first floor.

### Dining Room

11'1 x 12'1 approx (3.38m x 3.68m approx)

Double glazed window to the rear, radiator, understairs storage cupboard, vertical radiator and open to:

### Kitchen

9'4 x 6'6 approx (2.84m x 1.98m approx)

Double glazed window to the side, part tiled walls, wall and base units with work surfaces over and inset stainless steel sink and drainer, integrated electric oven, four ring electric hob and extractor over, integrated fridge freezer, plumbing for a washing machine and integrated dishwasher.

### Bathroom

Double glazed window to the rear, panelled bath, low flush w.c., vanity wash hand basin, part tiled walls and chrome heated towel rail.

### First Floor Landing

Access to the loft and doors to:

### Bedroom 1

12'5 x 11'8 approx (3.78m x 3.56m approx)

Double glazed window to the front, radiator and built-in cupboard.

### Bedroom 2

12'5 x 11'5 approx (3.78m x 3.48m approx)

Double glazed window to the rear and a radiator. Access to:

### Office/Nursery

10' x 6'9 approx (3.05m x 2.06m approx)

Double glazed window to the rear, radiator.

### Outside

Low maintenance garden to the rear, paved area, outhouse and rear access.

### Directions

Proceed out of Long Eaton along Nottingham Road and after before going under the bridge Conway Street can be found as a turning on the right hand side.

8297AMCO

### 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, Virgin

Broadband Speed - Standard 15mbps Superfast 55mbps

Ultrafast 1000mbps

Phone Signal – EE, O2, Three, Vodafone

Sewage – Mains supply

Flood Risk – No, surface water medium

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.