

# Robert Ellis

*look no further...*



Hamilton Road,  
Long Eaton, Nottingham  
NG10 4QZ

**£149,500 Freehold**

0115 946 1818



/robertellisestateagent



@robertellisea



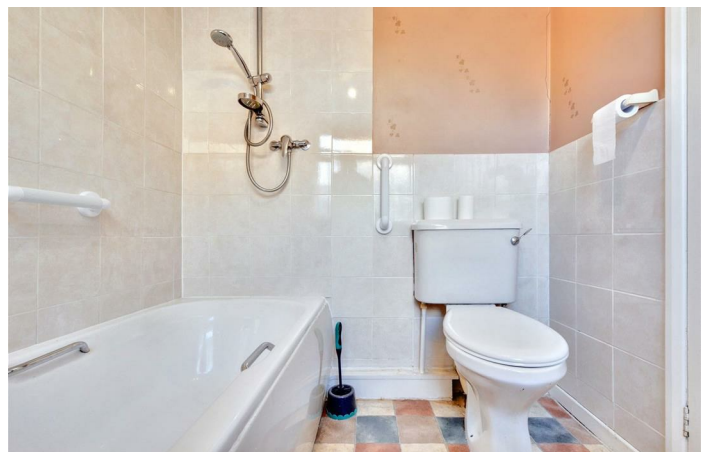


## A TWO BEDROOM TERRACE IN NEED OF MODERNISATION.

Robert Ellis are delighted to offer to the market this two bedroom terraced home on Hamilton Road. The property requires some modernisation throughout but provides a fantastic opportunity for a first time buyer or investor to put their own mark on. The property is ideally located for a variety of local shops and amenities including supermarkets, Long Eaton town centre and a range of shops and cafes on Derby Road. The property arrives to the market offering NO UPWARD CHAIN.

The property benefits from being double glazed throughout and in brief the internal accommodation briefly comprises of two reception rooms, kitchen and bathroom to the ground floor. To the first floor, there are two double bedrooms.

The property is within walking distance of the centre of Long Eaton where there are Tesco, Asda, Lidl and Aldi stores as well as many other retail outlets, there are healthcare and sports facilities which includes the West Park Leisure Centre and adjoining playing fields, if required schools for all ages are within easy reach and the transport links include J25 of the M1, East Midlands Airport, stations at Long Eaton and East Midlands Parkway and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.



### Lounge

11' x 11'2 approx (3.35m x 3.40m approx)

Double glazed window and door to the front, radiator and laminate flooring.

### Dining Room

11'7 x 11'1 approx (3.53m x 3.38m approx)

Double glazed window to the rear, stairs to the first floor, door to the kitchen, electric fire and half mantle, radiator and understairs storage cupboard .

### Kitchen

7'4 x 6'6 approx (2.24m x 1.98m approx)

Double glazed door and window to the rear, range of matching wall and base units with work surfaces over, inset stainless steel sink and drainer, space for a cooker with overhead extractor, door to utility area.

### Utility

Space for a fridge freezer, plumbing for washing machine and door to:

### Bathroom

Double glazed window to the rear, radiator, low level w.c., pedestal wash hand basin, panelled bath with shower over, wall mounted boiler, extractor fan, part tiled walls and linoleum flooring.

### First Floor Landing

With doors to:

### Bedroom 1

11'9 into wardrobes x 11'1 approx (3.58m into wardrobes x 3.38m approx)

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

### Bedroom 2

11'8 x 11'2 approx (3.56m x 3.40m approx)

Double glazed window to the rear, radiator and coving to the ceiling.

### Outside

There is an enclosed courtyard style garden to the rear.

### Directions

Leave Long Eaton along Derby Road and continue over the canal bridge and take the second turning on the right hand side onto Hamilton Road, where the property is situated on the right hand side.

8416AMCO

### 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 - Standard 17mbps Superfast 80mbps

Ultrafast 1000mbps

Phone Signal – EE, 02, Three, Vodafone

Sewage – Mains supply

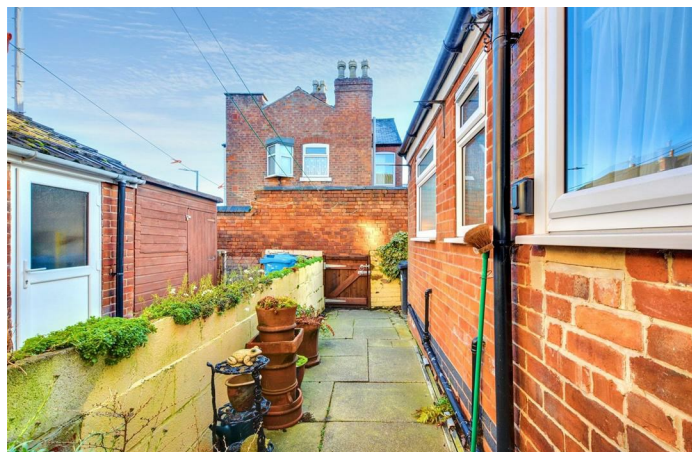
Flood Risk – No, surface water low

Flood Defenses – No

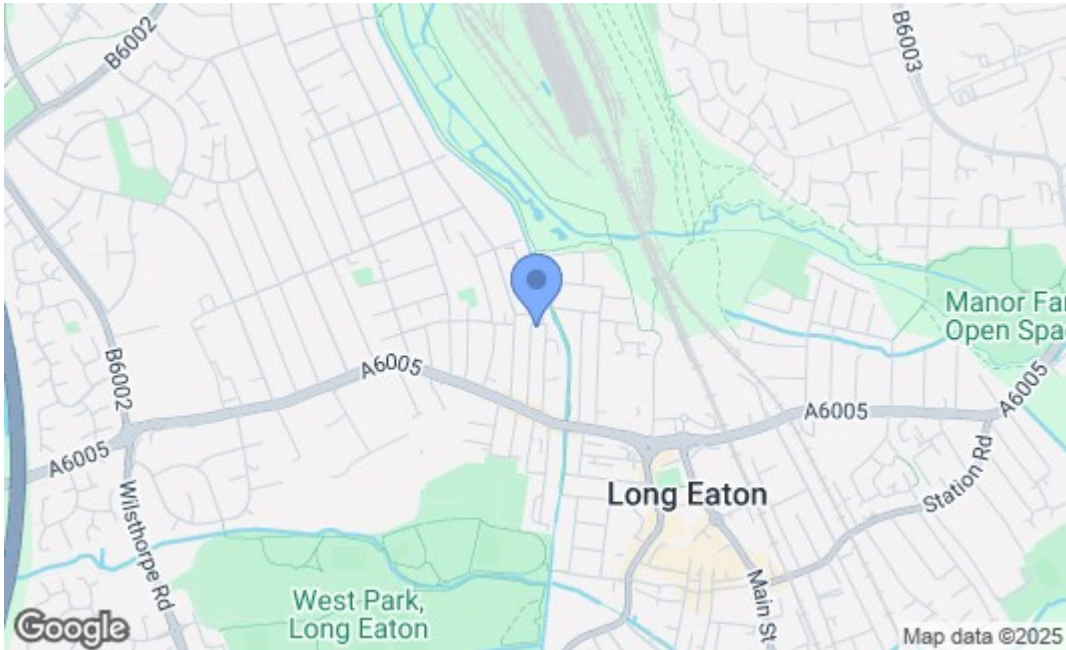
Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No







| Energy Efficiency Rating                                        |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very energy efficient - lower running costs                     |         |           |
| (92 plus) A                                                     |         | 85        |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       | 66      |           |
| (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 <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 |         |           |
| 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.