



Conway Street,  
Long Eaton, Nottingham  
NG10 2AF

**£240,000 Freehold**

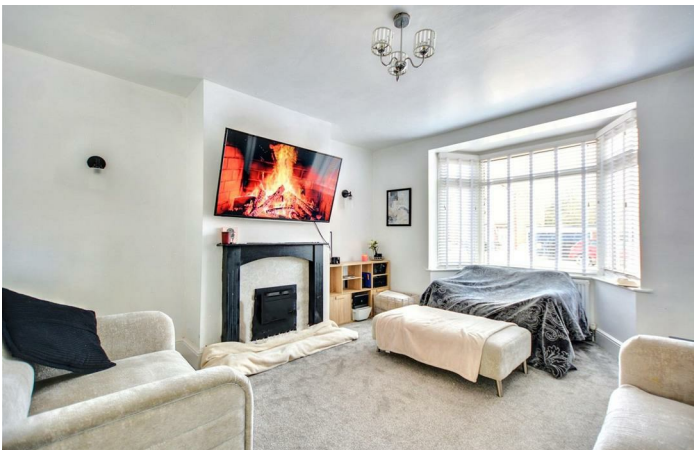


A WELL PRESENTED THREE BEDROOM SEMI DETACHED PROPERTY WHICH HAS BEEN MODERNISED WITH NEW BOILER, DRIVEWAY, BATHROOM AND FLOORING! PERFECT FOR A FIRST TIME BUYER!

Robert Ellis are delighted to bring to the market a property that is situated in the heart of Long Eaton, being walking distance to the town centre and local schools. Being found on Conway Street the property also has the added benefit of off the road parking and a good size rear garden. The property has been finished to a modern standard and the current sellers have updated many aspects of the property!

The property benefits from modern conveniences such as newly fitted gas central heating and double radiators throughout, double glazing and an internal viewing is recommended to fully appreciate the accommodation on offer. In brief the accommodation comprises of an entrance hall, lounge with a bay window which has new flooring and lighting, kitchen with integrated appliances, conservatory and newly fitted modern ground floor bathroom. To the first floor there are three good size bedrooms. Outside to the front of the property there is new presscrete driveway and a gate leading to a privately enclosed and good size rear garden.

Set within easy reach of Asda and Tesco superstores 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.



### Entrance Hall

3'9 x 4'9 approx (1.14m x 1.45m approx)

The entrance hall has uPVC door to the front, coir carpet with stairs to the first floor and door to the lounge

### Lounge

16'2 x 13'7 approx (4.93m x 4.14m approx)

The lounge had a uPVC double glazed bay window to the front, with newly fitted carpet, radiator, TV point, ceiling light, wall lights, fireplace and surround, door to under-stairs cupboard.

### Kitchen Diner

10'9 x 9'3 approx (3.28m x 2.82m approx)

The uPVC double glazed window into the conservatory, laminate flooring, ceiling light, radiator. With door into bathroom and uPVC door into the conservatory.

The kitchen consists of white wall, base and drawer units to three walls, laminate rolled edge worktops, ceramic 1'12 sink and drainer, swan neck mixer tap, white splash-back tiling, integrated oven, four ring gas hob.

### Bathroom

5'7 x 9'5 approx (1.70m x 2.87m approx)

Dual aspect uPVC double glazed pattered to side to rear, tile flooring to ceiling behind bath, chrome towel radiator, ceiling light, P shaped pannelled bath with black accessory taps etc, low flush WC, pedestal storage sink with, mains fed rain shower above.

### Conservatory

6'7 x 15'9 approx (2.01m x 4.80m approx)

With uPVC double glazed windows onto the garden and a uPVC door to the side garden, wall light and boarded flooring ready for a new owner to put down their own flooring.

### First Floor Landing

9' x 4' approx (2.74m x 1.22m approx)

With a uPVC double glazed patterned window to the side, carpeted flooring, ceiling light and access to the loft via a loft hatch. With three doors to the three bedrooms

### Bedroom One

10'7 x 12'6 approx (3.23m x 3.81m approx)

UPVC double glazed window to the front, newly carpeted flooring, ceiling light, radiator, door to overstairs storage cupboard which has a window in.

### Bedroom Two

12'4 x 9'6 approx (3.76m x 2.90m approx)

UPVC double glazed window to the rear, newly carpeted flooring, ceiling light, radiator, storage cupboard.

### Bedroom Three

9'8 x 7'2 approx (2.95m x 2.18m approx)

UPVC double glazed window to the rear, newly carpeted flooring, radiator, ceiling light.

### Outside

To the front of the property there is a newly laid presscrete driveway providing off the road parking with wall and fenced boundaries and a gate to the side leading to the rear garden. At the side of the property there is a patio which sweeps round to the rear which is perfect for seating and there are steps down to an additional patio area which leads to the garden shed. To the left hand side there is a lawn and a decked area to the bottom left. The rear garden is privately enclosed with fenced and walled boundaries and there is an outside tap.

### Directions

Proceed out of Long Eaton along Nottingham Road and after the bridge turn right into Conway Street and the property can be found as identified by our for sale board.

### Council Tax

Erewash Borough Council Tax Band A

### Agents Notes - Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 6mbps Superfast 60mbps

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





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.