

# Robert Ellis

*look no further...*



Tamworth Road,  
Long Eaton, Nottingham  
NG10 3NA

**£180,000 Freehold**

0115 946 1818



/robertellisestateagent



@robertellisea



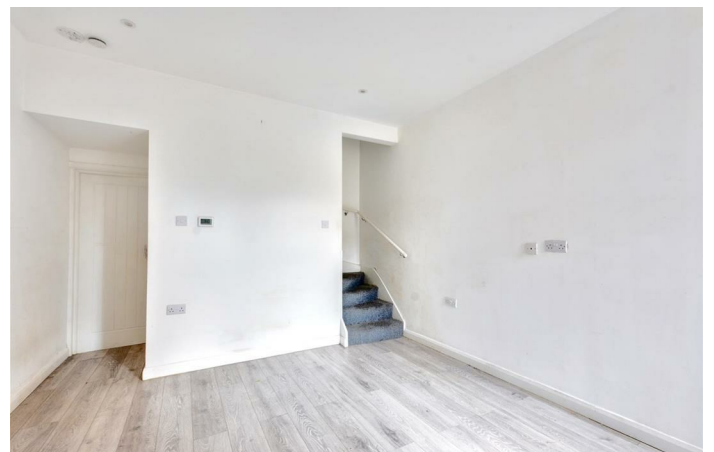


A FANTASTIC AND RECENTLY UPGRADED THREE DOUBLE BEDROOM MID PROPERTY CLOSE TO LOCAL AMENITIES PROVIDED BY LONG EATON AND SAWLEY WHICH IS BEING SOLD WITH NO UPWARD CHAIN!

Robert Ellis are pleased to be instructed to market this mid property which is being sold with NO UPWARD CHAIN! The accommodation is arranged on three levels, having had the attic converted into an additional bedroom and shower room and for the size of all that is included in this interesting and individual home to be appreciated, we recommend that interested parties do take a full inspection so they can see the whole property for themselves. The location is ideal and in walking distance to shops, great schools, bus stops going to Nottingham and Derby and Long Eaton Train Station.

The property is constructed of brick to the external elevations under a pitched tiled roof and the well proportioned accommodation derives the benefits of having gas central heating and double glazing. In brief the property includes the reception hall that leads to the two reception rooms which includes a lounge and a second sitting room or dining room and at the rear of the property there is the well fitted kitchen which has wall and base units and off the kitchen. To the first floor the landing leads to three double bedrooms and the bathroom which has a shower over the bath position and to the second floor is a further large double bedroom and a separate shower room. Outside there is a walled area at the front of the house, to the rear where there is an easily maintained garden.

The property is well placed for easy access to the centre of Long Eaton where there are Asda, Tesco and Aldi stores as well as many other retail outlets, there are excellent schools for all ages within walking distance of the property, healthcare and sports facilities with the West Park Leisure Centre and adjoining playing fields being only a few minutes away and West Park can be accessed from opposite the property where there is also the Erewash Canal which provides a canal side path to Trent Lock. The transport links include junctions 24 and 25 of the M1, East Midlands Airport which can be accessed via the Skylink bus which takes you to Castle Donington and the Airport, there are 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.



## Ground Floor

### Lounge

11'1" x 14'11" approx (3.39m x 4.57m approx)

UPVC double glazed box bay window to the front, laminate flooring, recessed ceiling spotlights, double wall mounted radiator and TV point. Door to:

### Dining Room

11'1" x 15'3" approx (3.39m x 4.67m approx)

UPVC double glazed window to the rear, laminate flooring, recessed ceiling LED spotlights, double wall mounted radiator, large understairs storage cupboard, door to the stairs leading to the first floor and door to:

### Kitchen

14'4" x 6'10" approx (4.37m x 2.1m approx)

UPVC door with obscure glazed panel to the rear, UPVC double glazed windows to the side and rear, painted wall, base and drawer units to three walls with contemporary roll edged work surface over, white brick style tiled splashback, built-in oven, stainless steel sink and drainer with swan neck mixer tap, four ring gas hob and stainless steel extractor over, breakfast bar, space for a washing machine and space for a free standing fridge freezer.

## First Floor:

### First Floor Landing

2'1" x 20'1" approx (0.65m x 6.13m approx)

Recessed ceiling LED spotlights, carpeted flooring, door to the stairs to the second floor and doors to the bedrooms and bathroom.

### Bedroom 2

8'8" x 11'1" approx (2.65m x 3.4m approx)

UPVC double glazed window to the front with a double wall mounted radiator, carpeted flooring, TV point and recessed ceiling spotlights.

### Bedroom 3

8'4" x 11'10" approx (2.56m x 3.62m approx)

UPVC double glazed window to the rear, double wall mounted radiator, carpeted flooring, TV point and recessed LED spotlights.

### Bathroom

13'5" x 6'6" approx (4.1m x 2m approx)

Two UPVC double glazed obscure windows to the side and rear, tiled flooring, recessed LED ceiling spotlights, loft access hatch, low flush w.c., pedestal wash hand basin with vanity cupboard under and tiled splashback, mirrored vanity unit, large enclosed corner shower with mains flow shower, bath with shower over and a heated towel rail.

## Second Floor:

## Second Floor Landing

Carpeted flooring, Velux window and access to:

### Bedroom 1

22'0" x 11'3" approx (6.73m x 3.43m approx)

UPVC Velux window to the front, double glazed window to the rear, wall mounted double radiator, carpeted flooring, recessed LED ceiling spotlights and TV point. Storage area/office.

### En-Suite

3'1" x 12'1" approx (0.95m x 3.7m approx)

UPVC Velux window, tiled flooring, enclosed shower cubicle with mains shower, low flush w.c., pedestal wash hand basin and a heated towel rail.

## Outside

The rear garden is fully enclosed with fencing, being designed for low maintenance there is a patio area, artificial lawn and pebbled borders. Ideal for someone to put their own mark on the garden.

## Directions

Proceed out of Long Eaton along Tamworth Road and the property can be found on the left hand side just after the turning for Hawthorne Avenue.

8508AMJG

## 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 13mbps Superfast 80mbps Ultrafast 1800mbps

Phone Signal – EE, 02, Three, Vodafone

Sewage – Mains supply

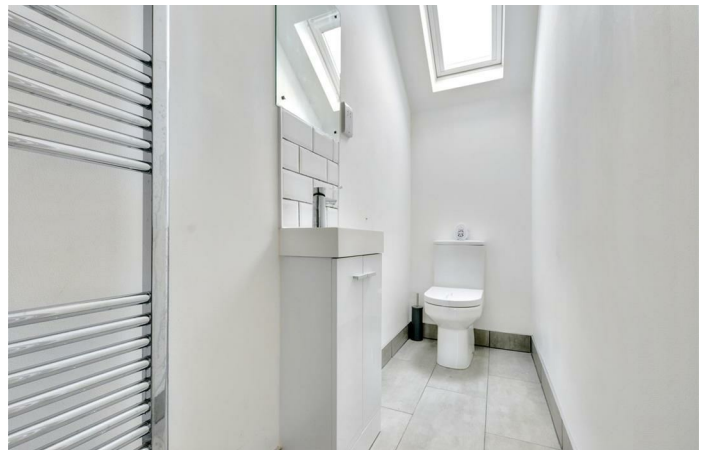
Flood Risk – No, surface water low

Flood Defenses – No

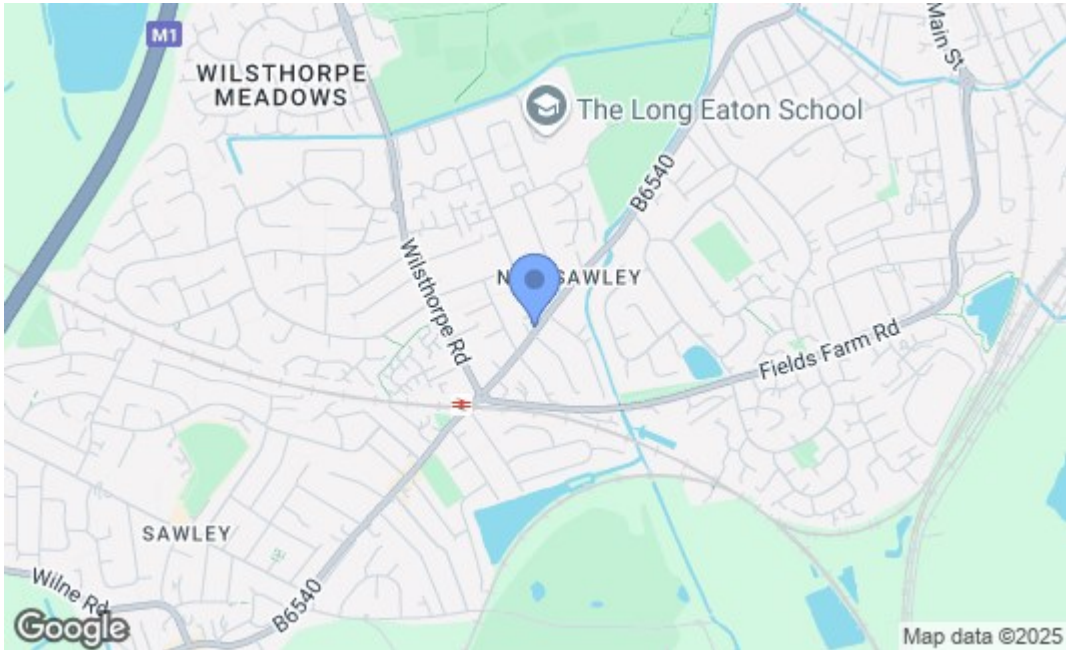
Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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 <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.