



Hayworth Road,
Sandiacre, Nottingham
NG10 5LL

£200,000 Leasehold



A THREE BEDROOM END PROPERTY WHICH IS IN NEED OF SOME UPDATING.

Robert Ellis are pleased to offer to the market an opportunity to purchase this end terraced bungalow on Hayworth Road. The property has all living accommodation set on one floor but offers a garage below and steps leading to the first floor. The property does require some updating throughout and provides a great opportunity for someone to put their own mark on. Ideally located for a host of local amenities and access to Long Eaton and Sandiacre can be obtained via local bus routes.

The property is of brick construction and the internal accommodation briefly comprises of an entrance hall, living room, conservatory, kitchen, bathroom and three bedrooms. Outside there is off road parking, a garage and enclosed rear garden.

The property is well placed for easy access to the shopping facilities provided by Sandiacre and Long Eaton which includes an Asda, Tesco, Aldi and Lidl stores as well as numerous other retail outlets, schools for all ages, healthcare and sports facilities and the excellent transport links include J25 of the M1 which is only a few minutes drive away, East Midlands Airport, stations at Long Eaton and East Midlands Parkway and the A52 and other main roads all of which provide good access to Nottingham, Derby and other East Midlands towns and cities.



Entrance Hall

Front entrance door and access into:

Lounge

16'0" x 15'10" approx (4.9m x 4.85m approx)

Double glazed windows to the front and side, fireplace and radiator.

Kitchen

12'0" x 9'8" approx (3.66m x 2.95m approx)

Having a range of wall, base and drawer units with work surfaces over, inset sink and drainer, integrated fridge, freezer and dishwasher, oven and hob, window to the rear into the conservatory and double glazed window to the side.

Conservatory

8'0" x 9'10" approx (2.44m x 3.02m approx)

Double glazed window to the rear and a door onto the rear patio.

Bedroom 1

12'0" x 10'5" approx (3.66m x 3.2m approx)

Double glazed window to the front, radiator and fitted wardrobe.

Bedroom 2

10'5" x 10'4" approx (3.18m x 3.15m approx)

Double glazed window to the front, radiator and fitted wardrobe.

Bedroom 3

7'8" x 5'1" approx (2.34m x 1.55m approx)

Double glazed window to the side.

Bathroom

8'0" x 6'5" approx (2.46m x 1.96m approx)

Bath with shower over, low flush w.c., hand wash basin and double glazed window to the rear.

Outside

To the front of the property is a block paved driveway, a front garden with lawn, garage access and then steps leading up to a front balcony where you are able to access the front door to the lounge. To the rear of the property is a low maintenance garden with a patio area as well as access from the side to the front.

Directions

Proceed out of Long Eaton along Derby Road and at the bend turn right into College Street and continue to the end. Turn right at the island onto Longmoor Lane and Hayworth Road can be found as a turning on the left hand side.

8458AMCO

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 14mbps 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

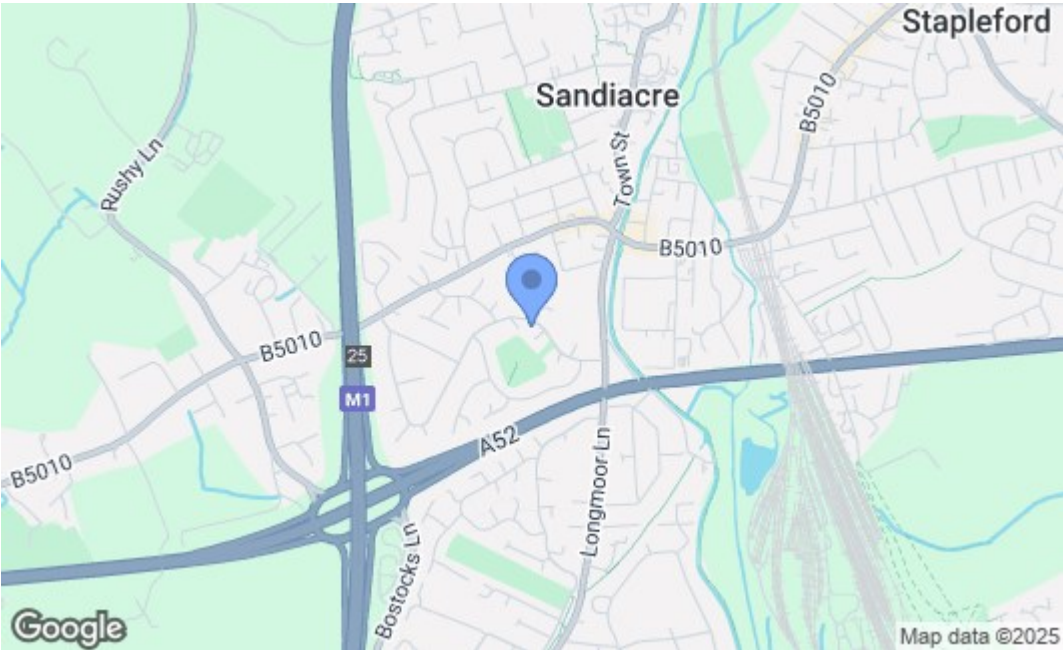
Any Legal Restrictions – No

Other Material Issues – No

Agents Notes

The property is leasehold with a 999 years lease which commenced 24.6.61.





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 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.