



Petersham Road,  
Long Eaton, Nottingham  
NG10 4DD

**£225,000 Freehold**





AN ATTRACTIVE EXTENDED TRADITIONAL SEMI DETACHED HOME IN NEED OF A GENERAL UPDATING PROGRAMME, WHICH IS POSITIONED ON A POPULAR SERVICE ROAD ON THE OUTSKIRTS OF LONG EATON.

Being located on Petersham Road, this traditional three bedroom semi detached property will provide a lovely home which will suit somebody who is looking for a property on which they can stamp their own mark. The property is being sold with the benefit of NO UPWARD CHAIN and for the size and potential of the accommodation and privacy of the rear garden to be appreciated, we recommend that interested parties do take a full inspection so they are able to see all that is included in the property for themselves. The property is well placed for easy access to excellent local schools for all ages and many other facilities and transport links, all of which have helped to make this a very popular and convenient place for people to live.

The property is constructed of brick to the external elevations under a pitched tiled roof and the well proportioned accommodation derives the benefits from having gas central heating and being double glazed. In brief the house includes a porch, reception hall, extended lounge, open plan kitchen diner with double glazed, double opening French doors leading out to the rear garden. To the first floor the landing leads to three good size bedrooms, a shower room and separate w.c. Outside there is a garden and driveway to the front and at the rear there is a private garden which has a patio, lawn, fencing to the boundaries and there are two very useful brick store buildings.

The property is within easy reach of Long Eaton where there are Asda, Tesco and Aldi stores as well as many other retail outlets, there is a Co-op convenience store within walking distance of the house, healthcare and sports facilities include the West Park Leisure Centre and adjoining playing fields, excellent schools for all ages 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, all of which provide good access to Nottingham, Derby and other East Midlands towns and cities.





### Porch

6' x 5'4 approx (1.83m x 1.63m approx)

UPVC double glazed windows to the side and front and an attractive sage green composite door with tiled flooring, ceiling light and a wooden door to:

### Hallway

5'9 x 11'9 approx (1.75m x 3.58m approx)

Wooden front door, UPVC double glazed window to the side, carpeted flooring, wall mounted double radiator, stairs to the first floor and doors to the kitchen and lounge.

### Lounge

12'3 x 18'7 approx (3.73m x 5.66m approx)

UPVC double glazed bay window to the front, carpeted flooring, two wall mounted double radiators, ceiling light, four wall lights, coving to the ceiling and TV point.

### Kitchen Diner

18'6 x 11'3 approx (5.64m x 3.43m approx)

Dual aspect room with UPVC double glazed windows to the side and rear, double glazed French doors to the rear, tiled floor, two ceiling lights, coving to the ceiling, understairs cupboard with space and plumbing for a washing machine and a separate pantry. Wall, base and drawer units with work surfaces over, inset composite 1½ bowl sink and drainer with swan neck mixer tap, built-in oven, gas hob above and extractor over, tiled splashbacks, space for a free standing fridge freezer and a double wall mounted radiator.

### First Floor Landing

8'7 x 7'5 approx (2.62m x 2.26m approx)

UPVC double glazed window to the side, carpeted flooring, ceiling light, loft access hatch, coving to the ceiling and doors to:

### Bedroom 1

12'7 x 10'7 approx (3.84m x 3.23m approx)

UPVC double glazed window to the front, carpeted flooring, wall mounted radiator and ceiling light.

### Bedroom 2

10'6 x 10'7 approx (3.20m x 3.23m approx)

UPVC double glazed window to the rear, carpeted flooring, wall mounted radiator and ceiling light.

### Bedroom 3

7'5 x 8'6 approx (2.26m x 2.59m approx)

UPVC double glazed window to the front, carpeted flooring, wall mounted radiator and ceiling light.

### Shower Room

6'8 x 4'9 approx (2.03m x 1.45m approx)

Obscure UPVC double glazed window to the rear, vinyl tiled floor and carpeted floor, chrome towel radiator, tiled walls, enclosed shower cubicle with seat and rails with mains fed shower, pedestal wash hand basin, ceiling light.

### Separate w.c.

2'3 x 6'3 approx (0.69m x 1.91m approx)

Obscure UPVC double glazed window to the rear, vinyl tiled floor, tiled wall, low flush w.c. and ceiling light.

### Outside

There is a drive for at least two vehicles behind a dwarf brick wall, front garden laid to lawn with shrubs to the borders.

To the rear there is a patio area with a path leading to the greenhouse, fully enclosed with fencing and is laid mainly to lawn.

### Brick Outhouse

There is a brick built outhouse which has two access doors and a wooden window and is used for storage.

### Directions

Proceed out of Long Eaton along Derby Road and at the traffic island turn right onto Petersham Road and the property can be found on the right as identified by our for sale board.

8544JG

### Council Tax

Erewash Borough Council Band B

### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – Bt, Sky

Broadband Speed - Standard 6mbps Superfast 35mbps

Ultrafast 1800mbps

Phone Signal – EE, O2, Three, Vodafone

Sewage – Mains supply

Flood Risk – No, surface water high

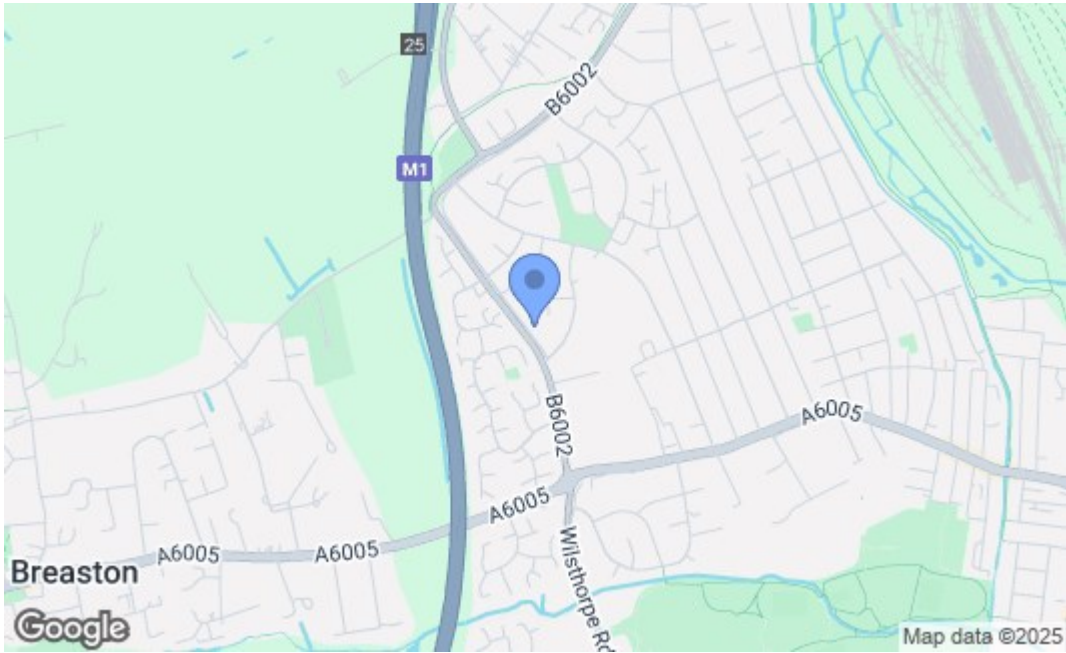
Flood Defenses – No

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	70	75
(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.