

Robert Ellis

look no further...



Tamworth Road,
Long Eaton, Nottingham
NG10 3JU

£160,000 Freehold

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/robertellisestateagent



@robertellisea



A DECEPTIVLY SPACIOUS THREE BEDROOM MID-TERRACED HOUSE WITH OFF STREET PARKING TO THE FRONT (DROP KERB NEEDED) AND A GENEROUS REAR GARDEN, PERFECT FOR A WIDE RANGE OF BUYERS.

Robert Ellis are pleased to be instructed to market this fantastic three bedroom mid-terraced property, being sold with the benefit of no onward chain. The property is constructed of brick to the external elevations and benefits double glazing throughout. The property is in need of some modernisation but would be perfect for a wide range of buyers. An internal viewing is highly recommended to appreciate the property and location on offer.

In brief, the property comprises an entrance porch and entrance hallway with a boot room/storage room, lounge, kitchen and three piece family shower room. To the first floor, the landing boasts another large storage room and then leads to three generously sized bedrooms. To the exterior, there is off street parking to the front, however there is currently no dropped kerb. To the rear there is a garden with wooden storage sheds, turf and mature beds containing flowers, trees and shrubs.

Located in the popular residential town of Long Eaton, close to and within walking distance to a wide range of local schools, shops and parks. There are fantastic transport links including nearby bus stops and easy access to major road links including the M1, A50 and A52 to both Nottingham and Derby with Long Eaton train station being within walking distance and East Midlands Airport being just a short drive away.



Entrance Porch and Hall

uPVC double glazed front doors, carpeted flooring, radiator, boot room/storage room, textured ceiling, ceiling light.

Boot room/storage room

5'4 x 3'0 (1.63m x 0.91m)

uPVC double glazed window overlooking the front, vinyl flooring, textured ceiling, ceiling light.

Lounge

15'3 x 13'5 (4.65m x 4.09m)

uPVC double glazed window overlooking the front, carpeted flooring, radiator, gas fire, ceiling light.

Kitchen

8'4 x 10'2 (2.54m x 3.05m/0.61m)

uPVC double glazed windows and door overlooking and leading to the rear garden, laminate tiled flooring, painted plaster ceiling, ceiling light.

Shower Room

6'0 x 9'8 (1.83m x 2.95m)

uPVC double glazed patterned windows overlooking the rear, vinyl flooring, WC, pedestal sink, double enclosed shower unit, painted plaster ceiling, ceiling light.

First Floor Landing

uPVC double glazed window overlooking the front, carpeted flooring, radiator, storage room, loft access, painted plaster ceiling, ceiling light.

Bedroom One

11'6 x 13'5 (3.51m x 4.09m)

uPVC double glazed window overlooking the front, carpeted flooring, radiator, painted plaster ceiling, ceiling light.

Bedroom Two

9'9 x 10'2 (2.97m x 3.10m)

uPVC double glazed window overlooking the rear, carpeted flooring, radiator, painted plaster ceiling, ceiling light.

Bedroom Three

8'4 x 6'7 x 10'5 (2.54m x 2.01m x 3.18m)

uPVC double glazed window overlooking the rear, carpeted flooring, radiator, painted plaster ceiling, ceiling light.

Outside

To the front, there is off street parking (currently without a drop kerb). To the rear there is a garden with turf, wooden storage sheds and beds containing mature flowers, shrubs and trees.

Directions

Proceed out of Long Eaton along Tamworth Road and continue for some distance. The property can be found on the right hand side just after Birchwood Avenue.

861 IRS

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 AND VIRGIN

Broadband Speed -

Standard 13 mbps

Superfast 80 mbps

Ultrafast -

Phone Signal – O2, EE, THREE AND VIRGIN

Sewage – Mains supply

Flood Risk – No, surface water

Flood Defenses – No

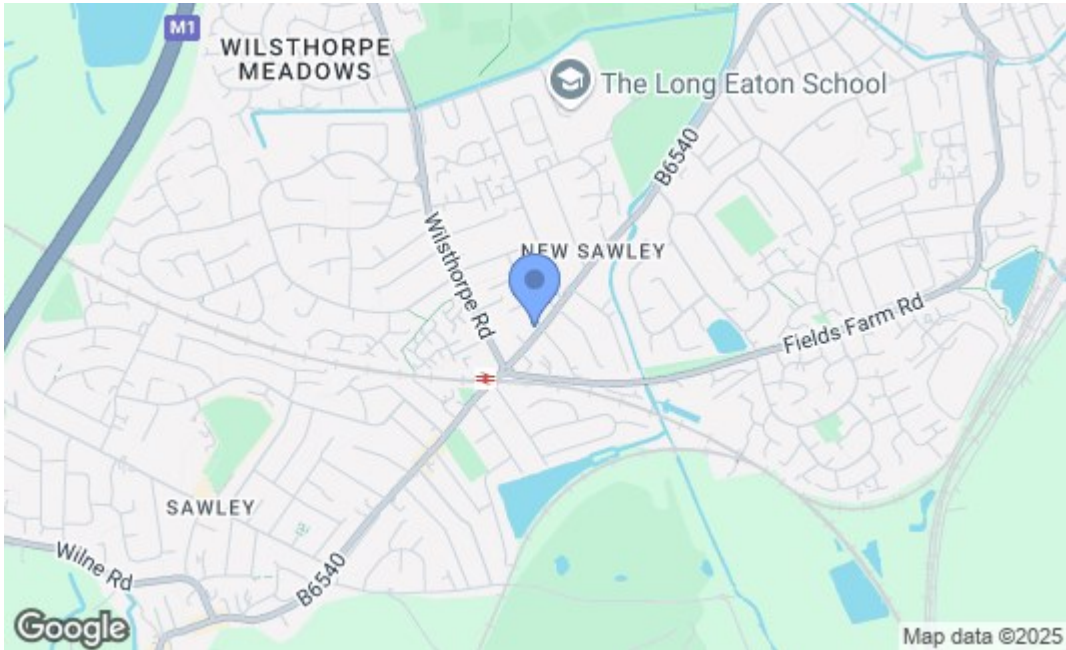
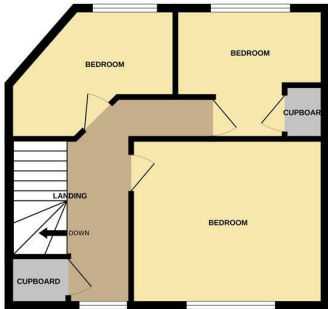
Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No



Robert Ellis
ESTATE AGENTS



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	49	
(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.