



Warwick Road,
Long Eaton, Nottingham
NG10 2EB

Price Guide £180-185,000
Freehold



A DETACHED BUNGALOW THAT REQUIRES UPDATING AND BEING SOLD WITH NO UPWARD CHAIN.

Robert Ellis are delighted to offer to the market this two bedroom detached bungalow, positioned in a popular residential location. The property offers an exciting opportunity for those looking to modernise and create a home tailored to their own taste. Conveniently located close to local shops and amenities, the property provides practical living space with potential for further improvement. The current layout includes a spacious lounge to the rear aspect, kitchen with garden access and large , two well-proportioned bedrooms, and a bathroom. The extension enhances the living space, offering a great sized lounge/dining that overlooks the rear garden. Outside, the property benefits from a generous frontage with potential for off-road parking (subject to the necessary approval), and a private rear garden. Offered to the market with no onward chain, this is an ideal purchase for downsizers, investors, or anyone looking to put their own stamp on a home in a sought-after area.

The property offers a great chance for someone to put their own mark on this bungalow and internal accommodation briefly comprises of a hallway, two bedrooms to the front aspect, lounge/diner, bathroom and kitchen diner. There is some great storage available and also a lean-to providing access to the rear garden.

Located in the popular residential town of Long Eaton, close to a wide range of local schools, shops and parks. The property is within walking distance to Long Eaton town centre where supermarkets, healthcare facilities and other retail outlets can be found. There are fantastic transport links available including nearby bus stops and easy access to major road links such as the M1, A52 and A50. East Midlands Airport and local train stations are just a short drive away.



Entrance Hall

Double glazed door to the front, doors to:

Lounge

11'9" x 15'1" approx (3.58m x 4.60m approx)

Double glazed window to the rear, beams to the ceiling, radiator, gas fire (not tested), hearth and mantle.

Kitchen

16'9" x 11'2" approx (5.11m x 3.40m approx)

Double glazed window to the side, matching wall and base units with work surfaces over, inset stainless steel sink and drainer, space for a cooker, plumbing for a washing machine and space for a fridge freezer, cupboard housing the boiler.

Bedroom 1

13'5" x 10'5" approx (4.09m x 3.18m approx)

Double glazed window to the front with secondary double glazing, double glazed window to the side, radiator, built-in wardrobes.

Bedroom 2

11'9" x 12' approx (3.58m x 3.66m approx)

Double glazed window with secondary glazing to the front, radiator and fitted storage.

Bathroom

Double glazed window to the rear, panelled bath, low flush w.c., pedestal wash hand basin, radiator, part tiled walls and wall mounted electric shower.

Lean-to

Providing access to the side, rear and to a shed.

Outside

The rear garden is laid mainly to lawn with mature shrubs and borders, wall and fencing to the boundaries.

Directions

Proceed out of Long Eaton along Nottingham Road and turn right after the pelican crossing into Grange Road. At the 'T' junction with Station Road turn right into Stafford Street, continue along taking the right turning into Warwick Road.

8736AMCO

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, Virgin

Broadband Speed - Standard 14mbps Superfast 40mbps

Ultrafast 1800mbps

Phone Signal – EE, O2, Three, Vodafone

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

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		
	58	75
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.