



Hamilton Road,
Long Eaton, Nottingham
NG10 4QZ

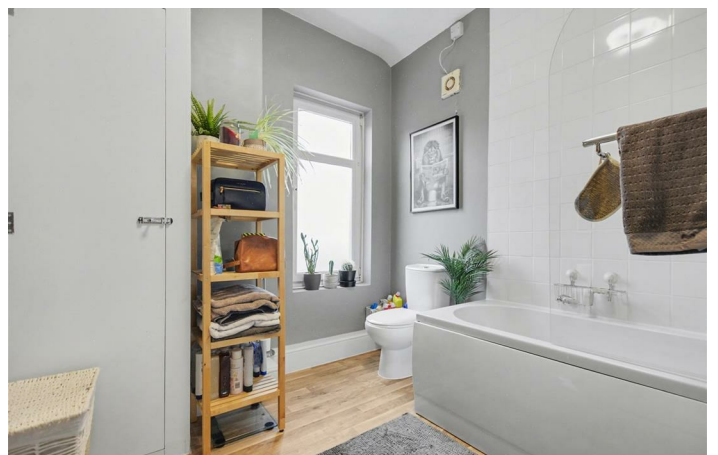
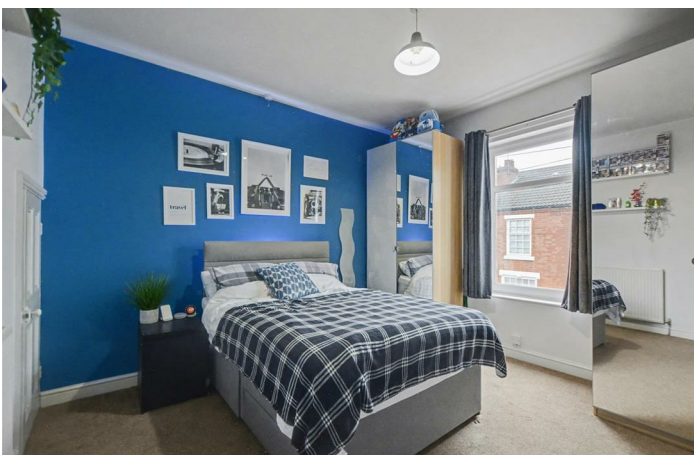
£170,000 Freehold



A WELL PRESENTED TWO BEDROOM SEMI DETACHED HOUSE THAT REQUIRES NO WORK AND WOULD APPEAL TO BOTH FIRST TIME BUYERS AND INVESTORS.

Robert Ellis are delighted to market this impressive semi detached house that offers spacious accommodation over two floors. The composite entrance door is on the side elevation and opens into the inner hallway with stairs rising to the first floor and door access to the two reception rooms. The front room is currently being used as an office but could easily be a dining room or additional lounge. The living room is a great feature to the property as there are two windows promoting light into the room and a wood burning stove to warm you up! There is a useful storage cupboard with light under the stairs. The kitchen has been extended into the old outbuilding and provides plenty of space for all of the usual kitchen appliances. The first floor landing provides access to the two double sized bedrooms and large three piece bathroom. There is a low maintenance courtyard garden to the rear with gate access to the front.

The property is within walking distance of the centre of Long Eaton where there are Tesco, Asda, Lidl and Aldi stores as well as many other retail outlets, there are healthcare and sports facilities which includes the West Park Leisure Centre and adjoining playing fields, if required schools for all ages are within easy reach 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 provide good access to Nottingham, Derby and other East Midlands towns and cities.



Hallway

Composite entrance door to the side with obscure double glazed light panel above, stairs leading to the first floor and doors to:

Dining Room

11'11" x 11'11" into recess approx (3.65m x 3.64m into recess approx)

UPVC double glazed window to the front, radiator, decorative fireplace with slate hearth and inset wooden mantle.

Living Room

11'11" into recess x 11'11" approx (3.64m into recess x 3.64m approx)

Two UPVC double glazed windows, wood burning stove set upon a slate hearth, inset wood effect mantle, radiator, understairs storage cupboard housing the electric consumer unit, light and shelving. Door to:

Kitchen

15'6" x 7'8" approx (4.74m x 2.35m approx)

Two UPVC double glazed windows, composite door to the rear, Shaker style wall, base and drawer units with marble effect laminate work surface over, tiled splashback, composite 1½ bowl sink and drainer with chrome mixer tap, under cabinet lighting, space for a free standing gas cooker with stainless steel splashback and extractor hood, plumbing and space for a washing machine, space for a tall fridge freezer, tiled floor.

First Floor Landing

Access hatch to the loft, doors to:

Bedroom 1

11'10" x 11'11" approx (3.63m x 3.64m approx)

UPVC double glazed window to the front, radiator, overstairs storage cupboard.

Bedroom 2

12'0" x 8'9" approx (3.67m x 2.68m approx)

UPVC double glazed window to the rear and radiator.

Bathroom

8'10" x 7'11" approx (2.71m x 2.42m approx)

Obscure UPVC double glazed window to the rear, three piece white suite comprising of a low flush w.c., bath with electric shower over having a shower screen, pedestal wash hand basin with chrome mixer tap, tiled splashbacks, radiator, wood effect laminate flooring, extractor fan and cupboard housing the Baxi combi boiler.

Outside

To the rear there is a fully enclosed easterly facing, low maintenance garden with concrete hard standing, brick walls to the boundaries and side gate to the front.

Directions

Leave Long Eaton along Derby Road and continue over the canal bridge and take the second turning on the right hand side onto Hamilton Road, where the property is situated on the right hand side.

9089MH

Council Tax

Erewash Borough Council Band A

Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – VT, Sky, Virgin

Broadband Speed - Standard 17mbps Superfast 60mbps

Ultrafast 1800mbps

Phone Signal – EE, 02, Three, Vodafone

Sewage – Mains supply

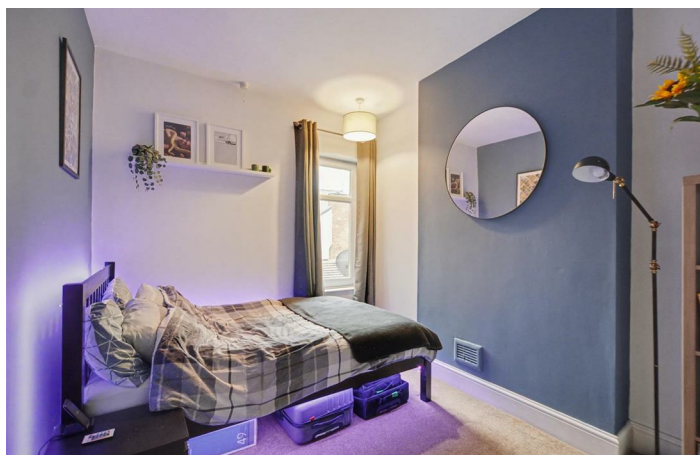
Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

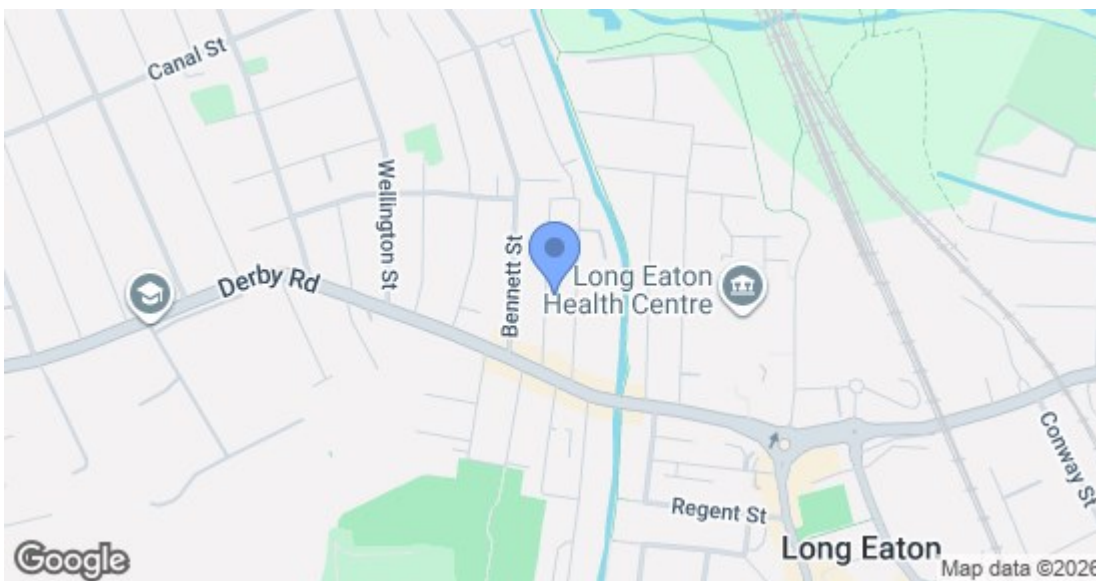
Other Material Issues – No



GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		56	
(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.