



Thorneywood Road,
Long Eaton, Nottingham
NG10 2DY

£165,000 Freehold

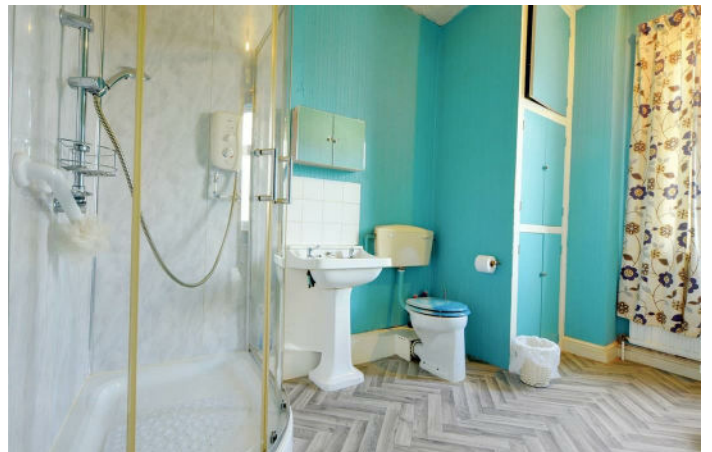
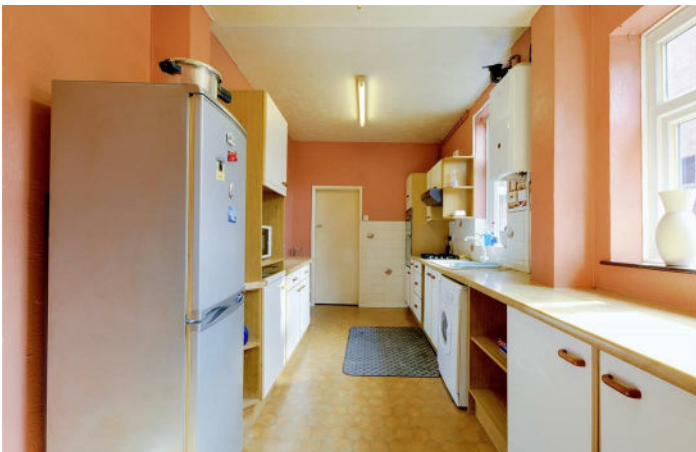


THIS IS A BAY FRONTED VICTORIAN SEMI DETACHED PROPERTY WHICH IS READY FOR IMMEDIATE OCCUPATION AND PROVIDES THE OPPORTUNITY FOR A NEW OWNER TO STAMP THEIR OWN MARK ON THEIR NEXT HOME.

Situated on Thorneywood Road, this traditional property is being sold with NO UPWARD CHAIN and is therefore ready for immediate occupation. The house has spacious accommodation arranged on two floors and now provides the opportunity for a new owner to carry out some cosmetic work so the property suits their own taste and requirements. For the size of the accommodation and privacy of the rear garden to be appreciated, we recommend that interested parties do take a full inspection so they can see all that is included in this lovely home for themselves. The property is well placed for easy access to all the amenities and facilities provided by Long Eaton and the surrounding area, all of which have helped to make this a very popular and convenient place to live.

The property is constructed of brick to the external elevations under a pitched tiled roof and the accommodation included derives all the benefits from having gas central heating, with a recently re-fitted boiler and double glazing. The house is entered through the main entrance door at the side into the reception hall, from which there are doors taking you to the lounge at the front and dining/sitting room which is positioned at the rear and this leads into the long kitchen which has extensive ranges of units and integrated appliances. At the rear of the kitchen there is a hall which provides access out to the rear garden and a most useful ground floor w.c. To the first floor the landing leads to the two double bedrooms and the bathroom which has been changed into a shower room and includes a corner shower, but could easily have a bath reinstated if this was preferred. Outside there is a slate chipped garden area at the front and a path leading down the left hand side to the main entrance door and a gate which takes you to the rear garden. At the side of the property there is a slabbed area and a path leads towards to the bottom of the garden which is mainly pebbled to help keep maintenance to a minimum and there is a lovely collection of hydrangea bushes and other plants with fencing to the left boundary, a wire fence to the right and a wall to the rear.

The property is only a few minutes walk away from the centre of Long Eaton where there are Asda, Tesco and Aldi stores as well as many other retail outlets, there are healthcare and sports facilities which include the well regarded Cliford Gym in the centre of Long Eaton where there are also various pubs and restaurants, there are excellent schools within easy reach which include The Grange infant and primary schools and the excellent 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.



UPVC front door with a double inset opaque glazed panel leading to:

Reception Hall

The reception hall has stairs taking you to the first floor and doors leading to the lounge and dining/sitting room.

Lounge/Sitting Room

12'8 x 11'6 approx (3.86m x 3.51m approx)

Double glazed bay window to the front, four burner gas fire (fitted in 2021, not tested) set in an Adam style surround with an inset and hearth, radiator with a shelf over, two wall lights and cornice to the wall and ceiling.

Dining/Sitting Room

12'8 x 13' approx (3.86m x 3.96m approx)

Having a double glazed window to the rear, five burner gas fire (not tested) set in a wooden surround, radiator and a large understairs storage cupboard with shelving, the electric meter and fuse box is housed in the understairs cupboard and there is a light provided.

Kitchen

18' x 8'2 approx (5.49m x 2.49m approx)

The large kitchen has two double glazed windows to the side and is fitted with a 1½ bowl sink with a mixer tap and a four ring gas hob set in a work surface which extends along one wall and has cupboards, drawers, telescopic towel rail, space for an automatic washing machine and shelving below, upright shelved pantry cupboard, double Neff oven with cupboards above and below, further work surface with shelves, cupboards and drawers beneath, upright storage cupboard which also provides housing for a microwave oven, matching eye level wall cupboard and shelving, hood over the cooking area, tiled walls to the work surface areas, recently installed Ideal Logic wall mounted boiler and space for an upright fridge/freezer.

Rear Hall

Having a UPVC door leading out to the rear garden and a built-in cupboard with a further cupboard over.

Ground Floor w.c.

Having a low flush w.c. and a hand basin with a mixer tap and a tiled splashback with a cupboard under, double shelved storage cupboard with further cupboards over and an opaque double glazed window.

First Floor Landing

There is a hatch to the loft from the landing, radiator and original covered panelled doors to:

Bedroom 1

12'8 x 11'6 approx (3.86m x 3.51m approx)

Double glazed window to the front, radiator and a built-in cupboard.

Bedroom 2

13' x 10' approx (3.96m x 3.05m approx)

Double glazed window to the rear and a radiator.

Bathroom

11' x 8'3 approx (3.35m x 2.51m approx)

The large bathroom has been changed into a shower room and has a corner shower with a Mira electric shower, shower panelling to two walls and curved glazed doors and protective screens, pedestal wash hand basin and a low flush w.c., opaque double glazed window, radiator and an airing/storage cupboard.

Outside

At the front of the property there is a slate chipped area with a fence to the front and right hand side boundaries and there is a gate leading onto a path which leads to the front door and a further gate to the rear garden with there being a wall running along the left hand boundary.

The rear garden is a particularly important feature of this lovely home and has been landscaped over recent years to help keep maintenance to a minimum. There is a slabbed area to the side of the house with a wall to the left, there is a slabbed path leading towards the bottom of the garden which is mainly pebbled and has a selection of established hydrangea bushes and other plants around the garden, there is a wooden shed which will remain at the property when it is sold with the garden being kept private by having wooden fencing to the left hand boundary and wire fencing to the right hand side and a wall to the rear. There is an outside light and an external water supply provided.

Directions

Proceed out of Long Eaton along Nottingham Road and after the bridge turn right into Conway Street. Turn left into Station Road and Thorneywood Road can be found as a turning on the right and the property can be found on the right.

7518AMMP

Council Tax

Erewash Borough Council Band B



GROUND FLOOR

Robert Ellis
ESTATE AGENTS

FIRST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		59	
(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.