



Edward Road,
Long Eaton, Nottingham
NG10 1LE

Price Guide £210-220,000
Freehold



A WELL PRESENTED, THREE BEDROOM SEMI-DETACHED HOUSE WITH TWO RECEPTION ROOMS AND ENCLOSED REAR GARDEN.

Robert Ellis are delighted to market this well presented and spacious, three bedroom semi-detached home, perfect for a wide range of buyers including first time buyers, investors and families alike. The property benefits double glazing and gas central heating throughout and has an exterior garden room with power and insulation perfect for using as a home office or gym. An internal viewing is highly recommended to appreciate the property and location on offer.

In brief, the property comprises; An entrance porch, dining room, lounge with wood burner and spacious kitchen. To the first floor the landing leads to three generous bedrooms and the three piece family bathroom suite. To the front of the property there is permit parking available and to the rear and enclosed garden with turf, side access and exterior room perfect for a wide range of uses including a gym or a home office.

Located in the popular residential town of Long Eaton, close to a wide range of local schools, shops and parks. The property benefits fantastic transport links including nearby bus stops and easy access to major road links such as the A52, M1 and A50 with the added benefits of being walking distance from the town centre where supermarkets and healthcare facilities can be found.



Porch

Glazed window and door to the front, door to:

Dining Room

11'5 x 11'4 approx (3.48m x 3.45m approx)

UPVC double glazed window overlooking the front, laminate flooring, radiator, fitted window seat, painted plaster ceiling, ceiling light.

Lounge

11'5 x 11'4 approx (3.48m x 3.45m approx)

UPVC double glazed window overlooking the rear, carpeted flooring, radiator, wood burner, painted plaster ceiling, ceiling light.

Kitchen

15'3 x 7'2 approx (4.65m x 2.18m approx)

UPVC double glazed window overlooking the side, door leading to the side and French doors leading to the rear garden, vinyl flooring, space for dishwasher, space for fridge/freezer, space for washing machine, integrated electric oven, gas hob, overhead extractor fan, painted plaster ceiling, ceiling light.

First Floor Landing

Carpeted flooring, radiator, loft access, painted plaster ceiling, ceiling light.

Master Bedroom

11'4 x 11'5 approx (3.45m x 3.48m approx)

UPVC double glazed window overlooking the front, floorboards, built in storage cupboard, radiator, painted plaster ceiling, ceiling light.

Bedroom 2

11'4 x 8'5 approx (3.45m x 2.57m approx)

UPVC double glazed window overlooking the rear, floorboards, radiator, painted plaster ceiling, ceiling light.

Bedroom 3

6'2 x 6'3 approx (1.88m x 1.91m approx)

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

Bathroom

8'2 x 4'2 approx (2.49m x 1.27m approx)

UPVC double glazed patterned window overlooking the side, vinyl flooring, WC, utility sink, bath with shower over the bath, radiator, painted plaster ceiling, ceiling light.

Outside

To the front of the property there is permit parking available with side access into the garden. To the rear, an enclosed garden with decked seating area, turf and exterior office/gym.

Direction

From our office turn right into right into Regent Street, first left into Lawrence Street following the road round and taking the left turning into Albert Road where Edward Road can be found as the second turning on the right hand side.

7705RS

Council Tax

Erewash Borough Council Band A





While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		65	
(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	

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