

Robert Ellis

look no further...



Dockholm Road,
Long Eaton, Nottingham
NG10 4JP

£170,000 Freehold

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/robertellisestateagent



@robertellisea

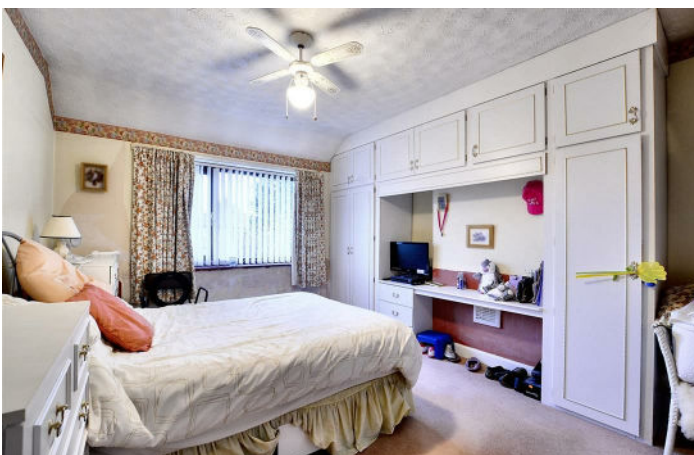


A THREE BEDROOM TERRACED PROPERTY NEEDING SOME COSMETIC MODERNISATION BEING SOLD WITH NO ONWARD CHAIN.

Robert Ellis are delighted to bring to the market this spacious terraced home perfect for a wide range of buyers including investors, first time buyers looking to put a stamp on their own home or downsizers alike that are looking for a project close to the town centre. The property is constructed of brick and benefits double glazing and gas central heating throughout and is being sold with the added benefit of no onward chain. An internal viewing is highly recommended.

In brief, the property comprises; A bay fronted lounge, three piece family bathroom, kitchen and a pantry/storage space. To the first floor the landing leads to three bedrooms with the master benefitting fitted wardrobes. To the front, the property is set back from the pavement via a gate and wall whilst to the rear there is a generous low maintenance garden with gravel and a wooden storage shed with access over the neighbouring property for the removal and collection of bins.

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



Lounge

11'4 × 10'9 (3.45m × 3.28m)

UPVC double glazed bay window overlooking the front, UPVC double glazed front door, radiator, gas fire, carpeted flooring, textured ceiling, ceiling light.

Inner Hall

With doors to the bathroom and kitchen and stairs to the first floor.

Family Bathroom

5'0 × 7'9 (1.52m × 2.36m)

UPVC double glazed patterned window overlooking the side, vinyl flooring, low flush w.c., wall mounted sink, radiator, bath, textured ceiling, ceiling light.

Kitchen

10'8 × 10'6 (3.25m × 3.20m)

UPVC double glazed window overlooking the rear, UPVC double glazed door leading to the garden, wall, base and drawer units with inset sink and drainer, vinyl flooring, cooker with hob and extractor fan, radiator, textured ceiling, ceiling light.

Pantry/Storage

2'4 × 5'8 (0.71m × 1.73m)

UPVC double glazed window overlooking the rear, carpeted flooring, textured ceiling, ceiling light.

Landing

Carpeted flooring, textured ceiling, ceiling light.

Bedroom One

13'5 × 10'9 (4.09m × 3.28m)

UPVC double glazed window overlooking the rear, carpeted flooring, fitted wardrobes, built in storage cupboard, radiator, textured ceiling, ceiling light.

Bedroom Two

11'5 × 8'3 (3.48m × 2.51m)

UPVC double glazed window overlooking the front, carpeted flooring, radiator, textured ceiling, ceiling light.

Bedroom Three

5'3 × 11'1 (1.60m × 3.38m)

UPVC double glazed window overlooking the front, carpeted flooring, radiator, textured ceiling, ceiling light.

Outside

To the front, the property is set back from the road via a brick wall and gate. To the rear, there is an enclosed low maintenance garden with gravel and wooden storage shed with side access over the neighbouring property for the removal and collection of bins.

Directions

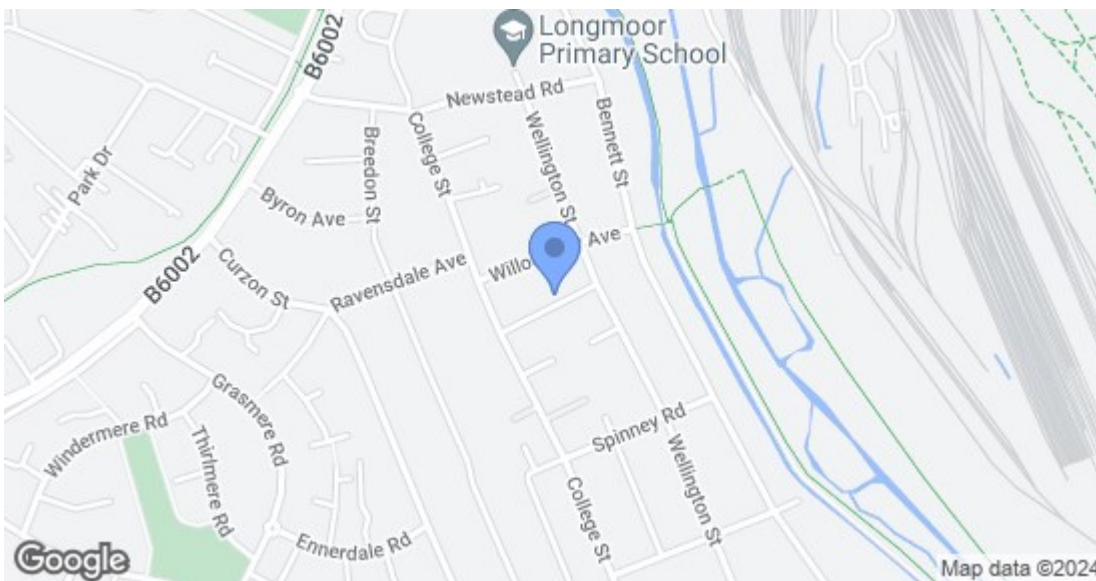
Proceed out of Long Eaton along Derby Road turning right into College Street. Continue for some distance and Dockholme Road can be found as a turning on the right hand side where number 33 can be found on the left.

7717AMRS

Council Tax

Erewash Borough Council Band A





| Energy Efficiency Rating | | |
|---|--------|-------------------------|
| Very energy efficient - lower running costs | Letter | Pos % |
| 192 plus | A | |
| 161-191 | B | |
| 129-160 | C | |
| 105-128 | D | |
| 82-104 | E | |
| 62-81 | F | |
| 45-61 | G | |
| Not energy efficient - higher running costs | | |
| England & Wales | | EU Directive 2002/91/EC |
| Environmental Impact (CO ₂) Rating | | |
| Very environmentally friendly - lower CO ₂ emissions | Letter | Pos % |
| 192 plus | A | |
| 161-191 | B | |
| 129-160 | C | |
| 105-128 | D | |
| 82-104 | E | |
| 62-81 | F | |
| 45-61 | 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.