



Trafalgar Road,
Long Eaton, Nottingham
NG10 1DD

O/I/R £200,000 Freehold



A TWO BEDROOM DETACHED BUNGALOW IN NEED OF MODERNISATION.

Robert Ellis are delighted to bring to the market this detached bungalow located in this sought after area on Tranfalgar Road. Offering a driveway for multiple vehicles, a single garage with extra storage space and a low maintenance garden to the rear.

Internally the property does require upgrading, but does benefit from gas central heating and double glazing. There two bedrooms to the front with a shower room , lounge and kitchen to the rear. The property is being sold with the benefit of NO UPWARD CHAIN.

The property is within easy reach of all the amenities and facilities provided by Long Eaton which include the Asda, Tesco and Aldi stores and numerous other retail outlets, if required there are excellent local schools within walking distance of the property, healthcare and sports facilities which includes the West Park Leisure Centre and adjoining playing fields and 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, all of which provide good access to Nottingham, Derby and other East Midlands towns and cities.



Porch

Double glazed door to the front and door to:

Hallway

Front entrance door, radiator, loft access hatch, storage cupboard and doors to:

Bedroom 1

11'1" to wardrobes x 11'9" approx (3.38m to wardrobes x 3.58m approx)

Double glazed window to the front, radiator, fitted wardrobes and coving to the ceiling.

Bedroom 2

8'11" max x 9'8" approx (2.72m max x 2.95m approx)

Double glazed window to the front, radiator and fitted wardrobes.

Lounge

11'1" max x 13'10" approx (3.38m max x 4.22m approx)

Double glazed window to the rear, radiator, coving to the ceiling, inset gas fire and surround.

Kitchen

14' x 7' approx (4.27m x 2.13m approx)

Two double glazed windows to the rear and side, double glazed door to the rear, stainless steel sink and drainer, wall and base units with work surfaces over, part tiled walls, radiator, integrated electric double oven, four ring gas hob, plumbing and space for a washing machine and dryer, integrated fridge freezer and tiled flooring.

Shower Room

Double glazed window to the rear, low flush w.c., walk-in shower with wall mounted electric shower, wash hand basin, fully tiled walls, linoleum flooring and extractor.

Outside

To the front there is a driveway leading down the side to the car port, lawned garden with fencing to the boundaries.

To the rear of the property there is a low maintenance garden with slabbed patio and fencing.

Garage

Single garage with an up and over door.

Directions

Proceed out of Long Eaton along Tamworth Road taking the left turning just past the Fire Station into Nelson Street. Take the second left turning into Trafalgar Road where the property may be found on the left hand side.

7780AMCO

Council Tax

Erewash Borough Council Band C

Mortgage Advice

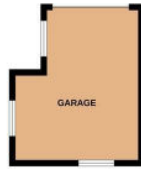
Robert Ellis Estate Agents can help you find a mortgage with The Mortgage Company, our sister company, on 0115 951 8898 or in person at branches where mortgage advisors are available six days a week to discuss your needs.

They also offer full advice on insurance or protection, offering life insurance, critical illness cover, income protection, family cover, and buildings and contents insurance.





GROUND FLOOR



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			
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.