Robert Ellis

look no further. . .

Hamilton Road,
Long Eaton, Nottingham
NG10 4QZ

O/O £155,000 Freehold

0115 946 1818

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A SPACIOUS AND WELL PRESENTED, TWO DOUBLE BEDROOM SEMI-DETACHED HOUSE WITH ENCLOSED, LOW MAINTENANCE REAR GARDEN WHICH IS PERFECT FOR A WIDE RANGE OF BUYERS.

Robert Ellis are delighted to bring to the market this spacious two double bedroom semi-detached house with a private and enclosed rear garden. The property is constructed of brick and has render to the external elevations whilst benefiting from double glazing and gas central heating throughout. This property is within walking distance to Long Eaton town centre and would be ideal for first time buyers, families, people looking to downsize and investors who are looking for a buy to let. An internal viewing is highly recommended to appreciate the property and location on offer.

In brief, the property comprises an entrance hall, lounge with exposed brick fireplace and a multi-fuel burner, dining room with under stairs storage cupboard, kitchen with ample storage and integrated cooking appliances and a separate utility area with space for a tumble dryer. To the first floor, the landing leads to the large master bedroom with a built in storage cupboard, a second double bedroom and a generous three piece shower room located at the rear of the property. To the exterior, there is access into the property through the wooden door located at the side with an enclosed and low maintenance rear garden comprising a patio area and artificial lawn.

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

Entrance Hall
Wooden front door, vinyl flooring, ceiling light.

Lounge
11'5 x 11'6 approx (3.48m x 3.51m approx)
Double glazed window overlooking the front, carpeted flooring, exposed brick fireplace, multi-fuel burner, radiator, ceiling light.

Dining Room
11'6 x 11'5 approx (3.51m x 3.48m approx)
Double glazed window overlooking the side and rear, vinyl flooring, radiator, under stairs storage cupboard, ceiling light.

Kitchen
8'5 x 7'4 approx (2.57m x 2.24m approx)
Double glazed door leading to the side, double glazed window overlooking the side, French doors leading to the conservatory, vinyl flooring, space for fridge/freezer, space for washing machine, wall and base units with work surfaces over, inset sink and drainer, integrated electric oven, gas hob and overhead extractor fan, ceiling light.

Conservatory
6'3 x 7'2 approx (1.91m x 2.18m approx)
Double glazed windows and doors overlooking and leading to the rear garden, space for tumble dryer, vinyl flooring.

First Floor Landing
Carpeted flooring, loft access, ceiling light.

Bedroom One
11'5 x 11'5 approx (3.48m x 3.48m approx)
Double glazed window overlooking the front, carpeted flooring, built in storage cupboard, radiator, ceiling light.

Bedroom Two
11'6 x 8'4 approx (3.51m x 2.54m approx)
Double glazed window overlooking the rear, carpeted flooring, radiator, ceiling light.

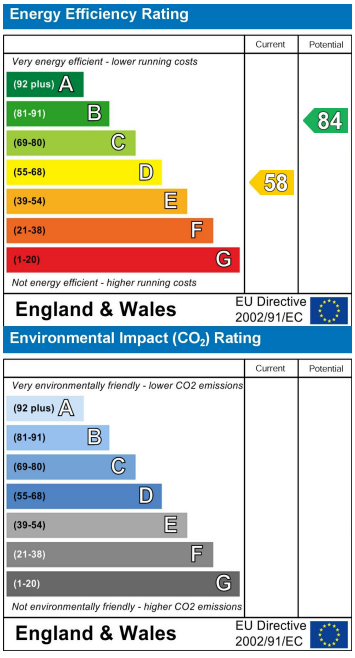
Shower Room
7'4 x 8'4 approx (2.24m x 2.54m approx)
Double glazed patterned window overlooking the rear, tiled flooring, top mounted sink, low flush w.c., double enclosed shower unit, storage cupboard, ceiling light.

Outside
To the side of the property there is a wooden front door with a gate leading through to the rear. To the rear there is an enclosed low maintenance garden with patio area and artificial turf.

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.

Council Tax
Erewash Borough Council Band A

Additional Information
Electricity – Mains supply
Water – Mains supply
Heating – Gas central heating
Septic Tank – No
Broadband – BT, Sky, Virgin
Broadband Speed - Standard 17mbps Superfast 80mbps Ultrafast 1000mbps
Phone Signal – EE, 02, Vodafone, Three
Sewage – Mains supply
Flood Risk – No, surface water low
Flood Defenses – No
Non-Standard Construction – No
Any Legal Restrictions – No
Other Material Issues – No



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.

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