Robert Ellis

look no further...







Trowell Grove,
Long Eaton, Nottingham
NG10 4AZ

O/I/R £200,000 Freehold



THIS TWO DOUBLE BEDROOM DETACHED BUNGALOW PROVIDES THE OPPORTUNITY FOR A NEW OWNER TO STAMP THEIR OWN MARK ON THEIR NEXT HOME AS IT IS NOW IN NEED OF A GENERAL UPGRADE AND REFURBISHMENT PROGRAM.

Being located on this sought after road on the outskirts of Long Eaton, this two double bedroom detached bungalow provides the chance for a new owner to stamp their own mark on their next property. The property needs refurbishing throughout and could be a project for somebody who is looking to purchase, improve and then sell the property or somebody to do the same and make it their home. For the size and layout of the accommodation and privacy of the rear garden which has been cleared now needs landscaping, we do recommend that interested parties undertake a full inspection so that they can see the condition and everything that is included in this detached property for themselves.

The property is constructed of brick to the external elevation under a glazed tiled roof and benefitting from gas central heating and double glazing the accommodation includes a central reception hall from which there is a loft ladder taking you to an attic room, the lounge is positioned on the left hand side of the hall and this has a bay window to the front, the kitchen is situated to the rear and now needs re-fitting and there is a door leading out to the side of the bungalow and there is a pantry/utility area off the kitchen. The two double bedrooms are situated to the right of the hall and the bathroom and separate WC which could now be combined and need re-fitting.

Outside, there is an off the road parking space and garden area at the front with a path running down the left hand side of the bungalow to the rear garden. The garden to the back of the bungalow has been cleared but needs further landscaping, but is a good size and has walls and fencing to the boundaries and there is brick store provided.

The property is within easy reach of Long Eaton town centre where there is Asda, Tesco, Lidl and Aldi stores, as well as many other retail outlets, there are healthcare and sports facilities, including West Park Leisure Centre and adjoining playing fields and the excellent transport links include Junction 25 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.





Porch
An open porch with a supporting post and tiled flooring leading through the front door which is glazed and has a decorative wrought iron panel.

Reception Hall
A spacious hall having a range of built-in cloaks/storage cupboards, a radiator and a hatch with a ladder to a loft room.

Lounge
13'6 plus bay window x 11'6 (4.11m plus bay window x 3.51m)
Double glazed bay window to the front, radiator, cornice to the wall and ceiling and a tiled fire surround and hearth.

Kitchen
11'4 x 8'4 (3.45m x 2.54m)
The kitchen needs re-fitting and currently has half tiled walls, a stainless steel sink and a four ring gas hob set within an "L" shaped work surface with cupboards and storage space beneath, eye level wall cupboards, recess with space for an oven and a work surface with a cupboard below, double glazed windows to the rear and side, a part glazed door (needs attention) leading out to the side of the property and a pantry/utility room which has plumbing for an automatic washing machine, the electricity meter is housed in this room, there is a double glazed window and shelving to the walls.

Bedroom 1
11'6 x 10'7 (3.51m x 3.23m)
Double glazed window to the front, radiator, range of built in wardrobes with cupboards over and cornice to the walls and ceiling.

Bedroom 2
11'7 x 10'6 (3.53m x 3.20m)
Double glazed window to the rear and a radiator.

Bathroom
The bathroom could be combined with the separate WC and currently has a panelled bath with chrome handrails and electric shower over (not tested), a pedestal hand basin, radiator, double glazed window, half tiled walls, a gas boiler (not tested) is housed within a built-in airing/storage cupboard and there is a double mirror fronted wall cabinet.

Separate WC
Having a white low flush WC and an opaque double glazed window.

Outside
To the front of the property there is an off the road parking area and the path leads to the front door. There is a path leading down the left hand side of the bungalow to a gate which provides access to the rear garden with there being a walled boundary to the right hand side and a low level fence left.

At the rear of the property, the a path extends around the back of the bungalow and the level garden has been cleared and has a wall to the right and rear boundaries and a fence to the left hand side. The garden needs landscaping and there is a brick store positioned at the rear of the bungalow.

Directions
Proceed out of Long Eaton along Derby Road and after the bend, Trowell Grove can be found as the third turning on the right hand side.
9391MP

Council Tax
Erewash Borough Council Band C

Additional Information
Electricity – Mains supply
Water – Mains supply
Heating – Gas central heating
Septic Tank – No
Broadband – BT, Sky, Virgin
Broadband Speed - Standard 13 mbps Superfast 80 mbps Ultrafast 1800 mbps
Phone Signal – O2, EE, Three, Vodafone
Sewage – Mains supply
Flood Risk – No flooding in the past 5 years
Flood Defences – No
Non-Standard Construction – No
Any Legal Restrictions – No
Other Material Issues – No



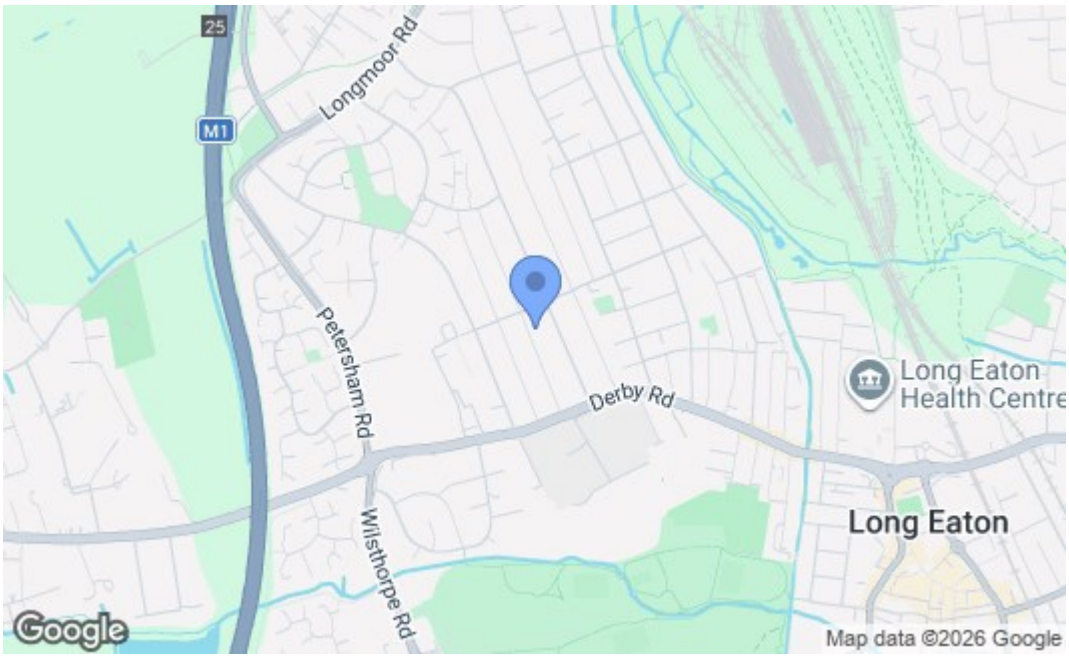












These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

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