Robert Ellis

look no further...

Tewkesbury Road,
Long Eaton, Nottingham
NG10 1PP

O/O £180,000 Freehold

0115 946 1818

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A TWO DOUBLE BEDROOM PROPERTY SITUATED ON A QUIET ROAD IN THIS MOST SOUGHT AFTER LOCATION WITH OFF STREET PARKING

Robert Ellis are pleased to be instructed to market this semi detached property which provides two double bedroom accommodation that is tastefully finished throughout. For the size of the property and privacy of the rear garden to be appreciated, we recommend that interested parties do make a full inspection so they can see all that is included in the property for themselves, with the rear garden having been landscaped and designed to help keep maintenance to a minimum and as people will see when they view, provides several places for people to sit and enjoy outside living.

The property is constructed of brick to the external elevations with the front being relieved by panelling, all under a pitched tiled roof and the well presented accommodation derives all the benefits from having gas central heating and double glazing throughout. In brief the accommodation includes a reception hall with doors leading to the well fitted kitchen which has wall mounted units and integrated cooking appliances and the lounge which is positioned at the front of the property and this leads on to the kitchen from an enclosed porch with a composite panelled front door. To the first floor the landing leads to the two double bedrooms and the bathroom with a 3 piece suite including a walk in shower. Outside there is car standing at the front of the house and a driveway leads down the side to the garden. The rear garden has a grass area with fencing and stepping stones leading to a shed and a pergola with garden furniture, all of which is kept private by having fencing to the side and rear boundaries.

The property is well placed for easy access to all the amenities and facilities provided by Long Eaton town centre which include Asda, Tesco and Aldi stores as well as many other retail outlets, there are schools for all ages within walking distance of the property, healthcare and sports facilities which include the West Park Leisure Centre and adjoining playing fields and the transport links include junctions 24 and 25 of the M1, East Midlands Airport which can be reached via the Skylink bus that takes you to Castle Donington and the airport and the A52 and other main roads which provide good access to Nottingham, Derby and other East Midlands towns and cities.

Porch
Composite panelled front door, double glazed window to the front, laminate flooring.

Lounge/Sitting Room
11'6 x 17' approx (3.51m x 5.18m approx)
Obscure window to the side, UPVC double glazed window to the front, double radiator, coving, laminate flooring, TV point and stairs to the first floor.

Kitchen
12' x 7' approx (3.66m x 2.13m approx)
Double glazed window to the rear, tiled floor, wall and base units with work surfaces over, inset 1½ bowl sink and drainer, four ring gas hob with extractor over, radiator, combi boiler (services annually), spaces for an automatic washing machine, fridge and freezer, electric meter.

First Floor Landing
Carpeted flooring, loft access hatch and doors to:

Bedroom 1
12' x 8' approx (3.66m x 2.44m approx)
UPVC double glazed window, built-in corner wardrobe with bedside cabinets, carpeted flooring, radiator, coving.

Bedroom 2
11'6 x 7'8 approx (3.51m x 2.34m approx)
Double glazed window to the rear, radiator, coving, laminate flooring and free standing wardrobes.

Bathroom
Vinyl flooring, walk-in shower with extractor fan and hand held shower, mirror with light above, hand basin with vanity cupboard under, radiator, obscure double glazed window to the side, large airing/storage cupboard, tiled walls.

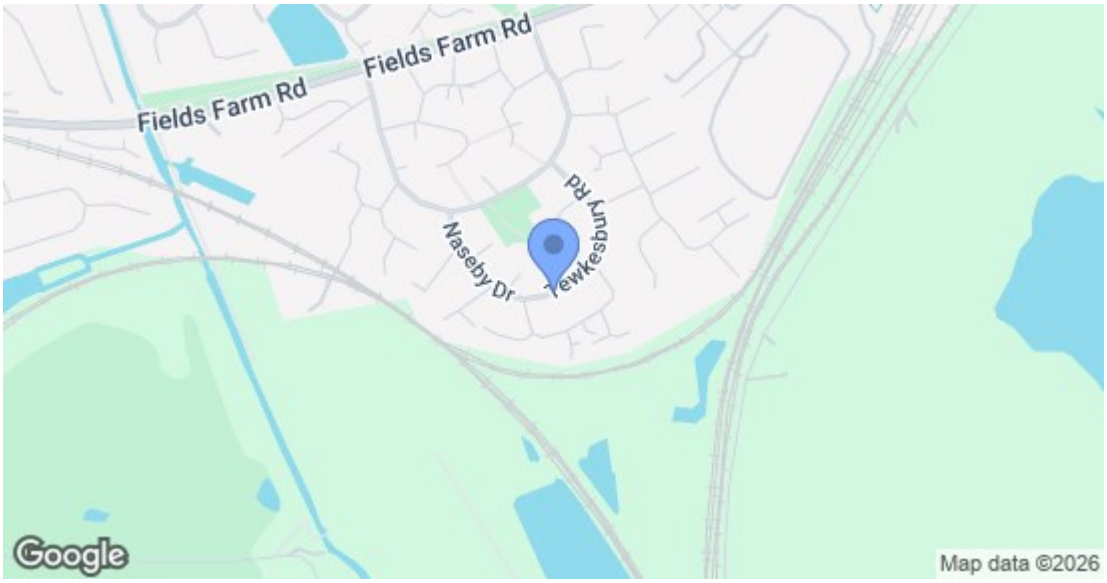
Outside
To the front of the property there is off street parking, shrubs to the borders, lawned garden, paving and courtesy lighting.

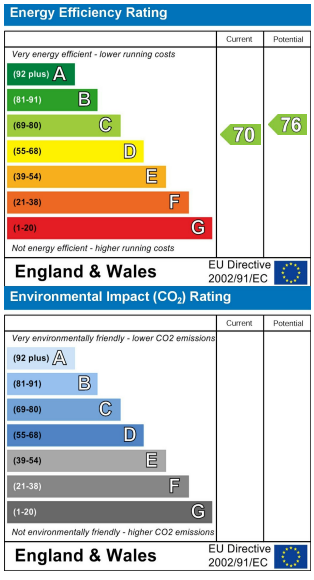
The well maintained garden has a paved patio, pergola, wisteria, garden shed, lawned garden, stepping stones, side access gate, outside tap and security light.

Directions
Proceed out of Long Eaton along Main Street continuing past the old Co-op buildings and upon reaching the island by the Tappers Harker public house continue directly across onto Fields Farm Road. Take the first Bosworth Way turning on the left and Tewkesbury Road will be found on the left hand side.
9267JM

Council Tax
Erewash Borough Council Band B

Additional Information
Electricity – Mains supply
Water – Mains supply
Heating – Gas central heating
Septic Tank – No
Broadband – BT, Sky, Virgin
Broadband Speed - Standard 6mbps Superfast 66mbps Ultrafast 1800mbps
Phone Signal – Vodafone, 02, Three, EE
Sewage – Mains supply
Flood Risk – No flooding in the past 5 years
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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