



Widdowson Road,  
Long Eaton, Nottingham  
NG10 3SY

**£210,000 Freehold**



A MODERN TWO BEDROOM SEMI DETACHED HOME OFFERING WELL-PRESENTED ACCOMMODATION AND BEING SOLD WITH THE BENEFIT OF NO ONWARD CHAIN.

Robert Ellis are pleased to bring to the market this attractive semi detached property which is ideal for first-time buyers, professionals or investors alike. The accommodation includes a lounge, fitted kitchen, ground floor WC, and two well-proportioned bedrooms, with the master bedroom benefiting from an en suite.

Externally, the property enjoys front and rear gardens along with allocated parking, providing convenience and outdoor space. Ideally located within walking distance of the train station and close to local amenities and transport links, the property offers excellent accessibility for commuters. Offered to the market with no onward chain, an internal viewing is highly recommended.

The property is only a few minutes drive away from Long Eaton town centre where there are Asda, Tesco, Lidl and Aldi stores and many other retail outlets with there being a Sainsbury's convenience store on Tamworth Road, there are excellent local schools for all ages within easy walking distance, healthcare and sports facilities which include the West Park Leisure Centre and adjoining playing fields and as well as the Long Eaton station, the excellent transport links include junctions 24 and 25 of the M1, East Midlands Airport and the A52 and other main roads which provide good access to Nottingham, Derby and other East Midlands towns and cities.



## Entrance Hall

Double glazed door to the front, laminate flooring, radiator and stairs to the first floor.

## Cloaks/w.c.

Low flush w.c., pedestal wash hand basin, radiator, double glazed window to the side.

## Kitchen

6'4 x 11' approx (1.93m x 3.35m approx)

Double glazed window to the front, wall and base units with work surfaces over, integrated electric oven, four ring gas hob and extractor over, plumbing for a washing machine, space for a fridge freezer and a radiator.

## Lounge

15' x 13'4 approx (4.57m x 4.06m approx)

Double glazed window to the side, double glazed patio doors to the rear, laminate flooring, radiator and storage cupboard.

## First Floor Landing

Access hatch to the loft which is partly boarded via a pull down ladder and doors to:

## Bedroom 1

13' x 9' approx (3.96m x 2.74m approx)

Two double glazed windows to the front and a radiator.

## En-Suite

Low flush w.c., single shower cubicle, wall mounted electric shower, pedestal wash hand basin, extractor fan and a radiator.

## Bedroom 2

13'4 x 8'1 approx (4.06m x 2.46m approx)

Two double glazed windows to the rear and a radiator.

## Bathroom

Low flush w.c., pedestal wash hand basin, panelled bath, part tiled walls, extractor fan and radiator.

## Outside

To the front of the property there is a lawned garden with bushes to the boundary and a pathway to the front door.

There is a lawned garden to the rear with fencing and brick wall to the boundaries, patio area. Allocated parking to the rear of the property.

## Directions

Proceed out of Long Eaton along Tamworth Road and at the traffic island turn right into Wilsthorpe Road, left into Bramley Road and at the end of the road turn immediate right into Widdowson Road where the property can be found on the right.

9074CO

## 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

Broadband Speed - Standard 7mbps Superfast 80mbps

Ultrafast 1800mbps

Phone Signal – EE, 02, Three, Vodafone

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



GROUND FLOOR

1ST FLOOR



20 WIDDOWSON ROAD, LONG EATON

Whilst every effort has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The floorplan is a computer generated plan and has not been tested and no guarantee as to their operability or efficiency can be given.  
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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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.