Robert Ellis

look no further...

Hamilton Road,
Long Eaton, Nottingham
NG10 4QY

£124,995 Freehold

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THIS IS A TWO DOUBLE BEDROOM VICTORIAN SEMI DETACHED HOUSE WHICH WOULD NOW BENEFIT FROM A REFURBISHMENT AND UPGRADE PROGRAMME.

Being located on Hamilton Road, this two bedroom property will appeal to a builder or investor type buyer who is looking for a property on which they can stamp their own mark. We do not feel this property is suitable for a first time buyer and therefore we are looking for a prospective purchaser who understands the work required to the property to bring it up to the right condition to be able to live in or rent out. For the size and condition of the property and privacy of the rear garden to be appreciated, we recommend that interested parties take a full inspection so they can see the whole property for themselves. The property is well placed for easy access to Long Eaton town centre and to the other amenities and facilities provided by the surrounding area.

The property is constructed of brick to the external elevations under a pitched tiled roof and the well proportioned accommodation does benefit from having gas central heating and double glazing. Being entered through the main entrance door at the side of the house the accommodation includes a reception hall, lounge, separate dining/sitting room and the kitchen which is fitted with wall and base units. To the first floor the landing leads to the two double bedrooms and bathroom which has a white suite with a mains flow shower over the bath position. Outside there is a shared path to the right hand side of the house and this provides access to the main entrance door and to the rear garden where there is a block paved area with slate chipped beds to the sides, there is a most useful outside building/store and the garden is kept private by having walls to the right and rear boundaries and fencing to the left hand side.

The property is within walking distance of Long Eaton town centre where there are Asda, Tesco, Lidl and Aldi stores as well as number other retail outlets, there are excellent schools for all ages within walking distance of the property, healthcare and sports facilities including the West Park Leisure Centre and adjoining playing fields and the excellent 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 provide good access to Nottingham, Derby and other East Midlands towns and cities.

Wood panelled front door with inset glazed panel and a glazed panel above leading to:

Reception Hall
Stairs with hand rail leading to the first floor and doors to:

Lounge
11'6 x 11'6 approx (3.51m x 3.51m approx)
The lounge is positioned at the front of the house and this two double glazed windows to the front, radiator and a brick fireplace with mantle and wooden hearth.

Dining/Sitting Room
11'6 x 11'6 approx (3.51m x 3.51m approx)
Double glazed windows to the rear and side, wood panelling to the lower parts of the walls and a radiator. The electric consumer unit and electric meter are housed in an understairs storage cupboard.

Kitchen
8'6 x 7'6 approx (2.59m x 2.29m approx)
The kitchen has a stainless steel sink with a mixer tap set in a work surface with space for an automatic washing machine and a double cupboard under, four ring hob set in a work surface with an oven, space for a fridge and a double cupboard below, matching eye level wall cupboards, hood over the cooking area, double glazed window to the side and a back door with two inset glazed panels leading out to the rear garden.

First Floor Landing
Hatch to loft and doors to:

Bedroom 1
11'6 x 11'6 approx (3.51m x 3.51m approx)
Double glazed window to the front, radiator and a built-in cupboard/wardrobe.

Bedroom 2
11'6 x 8'6 approx (3.51m x 2.59m approx)
Double glazed window to the rear and a radiator.

Bathroom
The bathroom has a white suite including a panelled bath with chrome hand rails and a mains flow shower over, tiling to two walls and a shower curtain, low flush w.c. and a pedestal wash hand basin with tiled splashback, opaque double glazed window, radiator and a copper lagged tank enclosed in a double built-in airing/storage cupboard.

Outsisde
To the right of the property there are double gates leading onto a shared path which provides access to the main entrance door at the side of the house and to the rear garden.

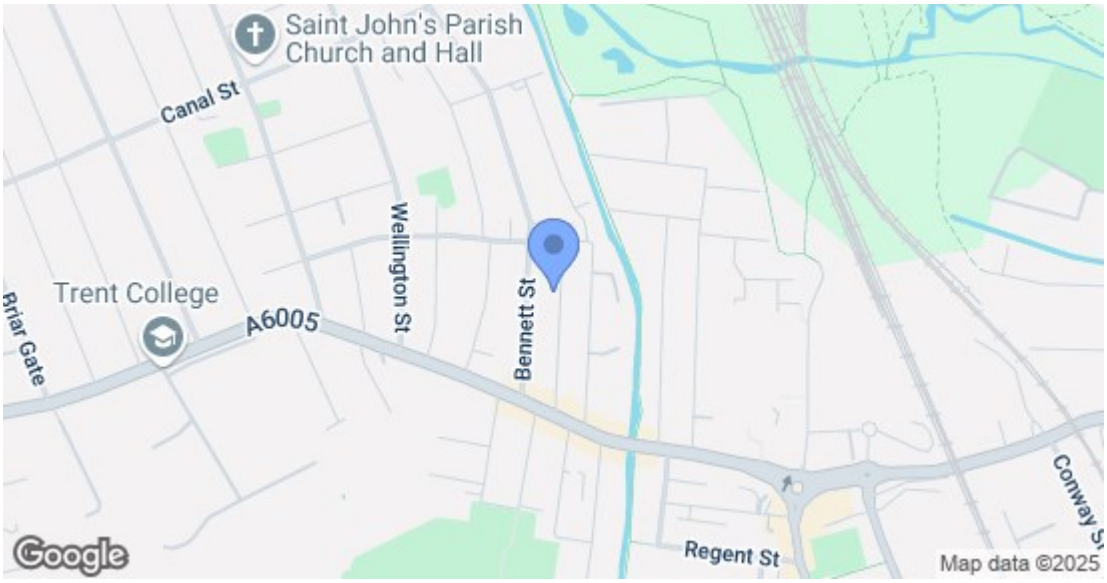
At the rear there is a brick paved garden with slate chipped beds to the sides, there are walls to the right hand and rear boundaries and a fence to the left hand side. An outside tap is provided at the rear of the house.

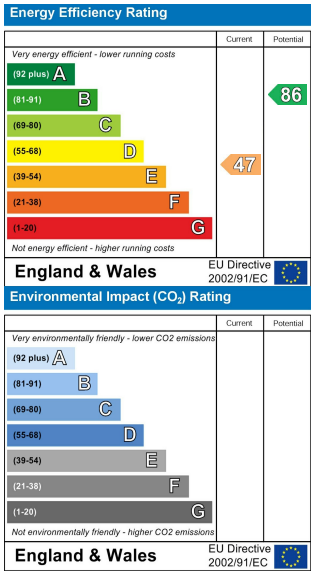
Brick Shed
5'9 x 5'7 approx (1.75m x 1.70m approx)
At the rear of the house there is a brick shed which houses the gas meter and there are power points in the shed.

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 left hand side.
8607AMMP

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 64mbps Ultrafast 1800mbps
Phone Signal – EE, 02, Three, Vodafone
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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