



Nottingham Road,  
Long Eaton, Nottingham  
NG10 2AB

**£145,000 Freehold**

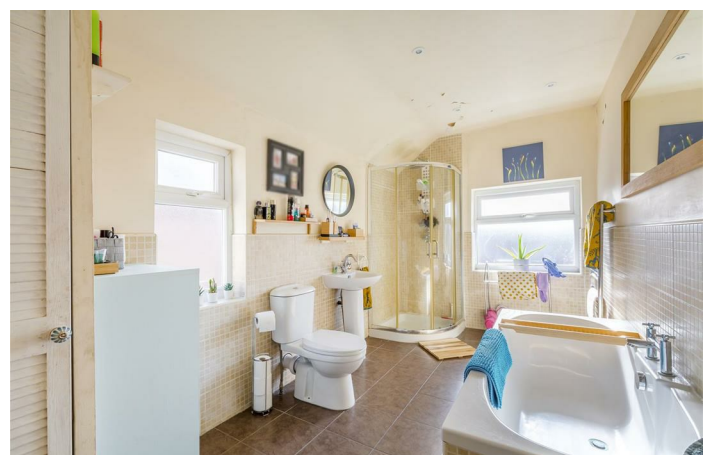


A TWO BEDROOM SEMI DETACHED PROPERTY SITUATED IN THE HEART OF LONG EATON.

Robert Ellis are delighted to bring to the market a property that offers spacious accommodation. The property is currently tenanted and would like to stay so would be a good investment opportunity but the property would also suit the first time buyer. Being located on Nottingham Road the property is ideally positioned to Long Eaton town centre, the Grange School, which over recent years has gained an extremely good reputation. An internal viewing is recommended to fully appreciate the accommodation on offer.

The property is constructed of brick to the external elevation with some covered by rendering, all under a tiled roof and in brief comprises entrance hall, lounge, dining room and kitchen. To the first floor there are two bedrooms and family bathroom and to the second floor there is an attic room. Outside there is OFF THE ROAD PARKING and a garden to the rear.

The property is within a few minutes walk of the Asda and Tesco superstores and numerous other retail outlets found in Long Eaton town centre, there are schools for all ages, health care and sports facilities and the excellent transport links include J25 of the M1, East Midlands Airport, Long Eaton and East Midlands Parkway stations and the A52 and other main roads, all of which provide good access to both Nottingham and Derby.



### Entrance Hall

UPVC double glazed front entrance door, stairs to the first floor and doors to:

### Lounge

12'8 into bay x 11'11 approx (3.86m into bay x 3.63m approx)

UPVC double glazed bay window to the front, fireplace with 'Adam' style surround, picture rail and radiator.

### Dining Room

12'1 x 11'1 approx (3.68m x 3.38m approx)

Radiator, storage cupboards, brick exposed fireplace, UPVC double glazed rear exit door, door to understairs storage cupboard and door to:

### Kitchen

14'1 x 7' approx (4.29m x 2.13m approx)

Wall, base and drawer units with roll edged work surfaces, stainless steel sink and drainer, splashbacks, integrated cooker, hob and extractor hood over, plumbing for washing machine, appliance space, tiled floor, vertical radiator, UPVC double glazed window to the rear.

### First Floor Landing

Radiator and doors to:

### Bedroom 1

12' x 11'4 approx (3.66m x 3.45m approx)

UPVC double glazed window to the front, radiator, original cast iron fireplace.

### Bedroom 2

12'3 x 9'2 approx (3.73m x 2.79m approx)

UPVC double glazed window to the rear, radiator, original cast iron fireplace, door to overstairs storage cupboard.

### Bathroom

14'2 x 7' approx (4.32m x 2.13m approx)

A four piece suite comprising bath, pedestal wash hand basin, free standing shower cubicle with mains shower over, low flush w.c., two UPVC double glazed windows to the rear, tiled walls and splashbacks, tiled floor, chrome heated towel rail and recessed lighting.

### Attic Room

13'11 x 11'11 approx (4.24m x 3.63m approx)

UPVC double glazed window to the side, radiator and storage to the eaves.

### Outside

To the front of the property there is parking for one car and side access to the rear. To the rear there is a patio area leading to the lawn and is privately enclosed with fenced boundaries.

### Directions

Proceed out of Long Eaton along Nottingham Road and just after the bridge the property can be found on the right as identified by our 'for sale' board.

6696AMEC





30 NOTTINGHAM ROAD, LONG EATON

While every attempt 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 for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2022



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			80
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		41	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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			
<b>England &amp; Wales</b>		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.