



Trafalgar Road,
Long Eaton, Nottingham
NG10 1DD

Guide Price £190,000
Freehold



VIEWINGS ARE HIGHLY RECOMMENDED TO SEE THE POTENTIAL IN THIS DETACHED BUNGALOW WITH THE OPPORTUNITY TO UPDATE OR DEVELOP.

Robert Ellis are delighted to market this bungalow that would appeal to buyers looking for their next project. It is conveniently located in Long Eaton with close proximity to amenities. There is an entrance porch which leads to the inner hallway with door access to all rooms. The lounge diner is a good size and is light and airy with a large window to the front and additional window to the side. The breakfast kitchen is a generous size and provides access to the rear lobby, lean-to and garage. There are two double sized bedrooms and a four piece bathroom. There is a driveway to the front providing off road parking for numerous vehicles and access to the single garage. The garden to the rear is fully enclosed and offers excellent privacy.

The property is only a short distance away from the centre of Long Eaton where Asda, Tesco, Lidl and Aldi stores, as well as many other retail outlets, there are excellent schools for all ages within walking distance of the property, healthcare and sports facilities, including West Park Leisure Centre and adjoining playing fields, walks in the nearby open countryside and Trent Lock and the excellent transport links include Junctions 24 and 25 of the M1, East Midlands Airport which can be reached by the Skylink bus which takes you to Castle Donington and the Airport, Long Eaton and East Midlands Parkway Stations, and the A52 and other main roads providing access to Nottingham, Derby and other East Midlands towns and cities.



Porch

6'6" x 2'8" approx (2m x 0.82m approx)

Enclosed porch with a timber framed single glazed door and light panels either side, tiled flooring, timber framed, obscure single glazed door with matching light panels opening to:

Entrance Hallway

8'11" x 13'1" approx (2.73m x 4m approx)

Storage cupboard with shelving and housing the central heating boiler, doors to:

Lounge Diner

11'3" x 15'11" approx (3.43m x 4.87m approx)

Fixed pane timber framed double glazed window to the side, timber framed double glazed window to the front, radiator, recessed electric fire.

Breakfast Kitchen

13'4" x 9'10" approx (4.07m x 3.01m approx)

Timber framed double glazed window to the rear, timber framed obscure glazed door to the lobby. Mix of wall, base and drawer units with laminate work surfaces over, tiled splashback, ceiling spotlights, stainless steel sink and drainer, integrated single electric oven, electric hob and stainless steel extractor over, plumbing and space for a washing machine and dishwasher, space for an under-counter fridge, radiator, vinyl flooring.

Rear Lobby

Sliding patio doors to the driveway, second set of sliding patio doors leading to the garden. Door to the garage

Lean-To

7'6" x 15'6" approx (2.3m x 4.73m approx)

Timber construction with a polycarbonate roof, sliding doors, power and light.

Bedroom 1

13'10" x 10'4" approx (4.23m x 3.17m approx)

Timber framed double glazed window to the rear, radiator, built-in wardrobes with hanging rail and shelves, loft access hatch.

Bedroom 2

11'6" x 11'8" approx (3.53m x 3.58m approx)

Timber framed double glazed window to the front, radiator, fitted wardrobes with shelving and hanging rail.

Bathroom

9'10" x 6'9" approx (3m x 2.08m approx)

Obscure timber framed double glazed window to the rear, four piece suite comprising of a pedestal wash hand basin, low flush w.c., bath, shower cubicle with mains fed shower and aqua boarding, splashbacks, tiled walls, radiator.

Garage

11'3" x 8'7" approx (3.43m x 2.63m approx)

Brick built garage with an up and over door, power and light and housing the consumer unit.

Outside

There is a driveway to the front providing off road parking and giving access to the rear. There is a path, low level wall to the boundary with established hedging and trees.

The good size rear garden is overgrown and in need of some attention. There is also a greenhouse.

Directions

Proceed out of Long Eaton along Tamworth Road taking the left turning just past the Fire Station into Nelson Street and then take the second left turning into Trafalgar Road.

9469MH

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 15mbps Superfast 80mbps

Ultrafast 1800mbps

Phone Signal – 02, Three, EE, Vodafone

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

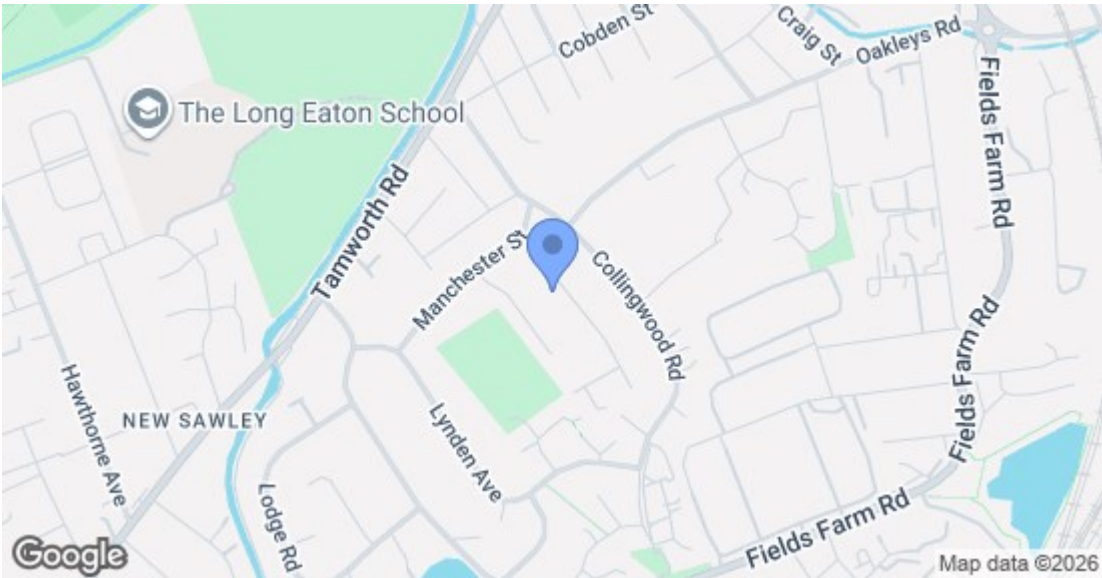
Any Legal Restrictions – No

Other Material Issues – No





GROUND FLOOR



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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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.