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look no further...



21 Trafalgar Terrace,
Long Eaton, Nottingham
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£109,950 Freehold

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SITUATED ON THIS QUIET CUL-DE-SAC CLOSE TO THE CENTRE OF LONG EATON, THIS THREE BEDROOM END PROPERTY IS A HOUSE THAT IS READY FOR IMMEDIATE OCCUPATION BUT WOULD NOW BENEFIT FROM A COUPLE OF SLIGHT UPGRADE WORKS BEING CARRIED OUT BY A NEW OWNER.

Being located at the end of this row of similar houses, this spacious property is being sold with the benefit of vacant possession and therefore no upward chain. The property has recently been re-decorated throughout and as people will see when they view the property, it might now benefit from having new work surfaces fitted in the kitchen and the bathroom being updated. Saying this, the property is ready for immediate occupation and we are sure would suit a whole range of buyers, from people purchasing their first property to those downsizing from a larger home or a landlord who is in search of a property that would be easy to rent. For the size of the property, as well as the garden at the rear, which has a most useful outbuilding, to be appreciated, we strongly recommend that all interested parties take a full inspection so they are able to see all that is included in the property for themselves.

The property is positioned away from any busy traffic and is constructed of brick to the external elevations under a pitched tiled roof. Benefiting from gas central heating with a relatively new boiler having been fitted and double glazing, the accommodation includes a lounge with feature fireplace, kitchen which has wall and base units and includes a feature brick housing for a cooking range and off the kitchen there is a rear hall which has a door leading into a large rear porch and also connects to the fully tiled bathroom which has a sunken bath with a shower over. To the first floor the landing leads to what are three good size bedrooms and outside at the rear there is a private garden with an outside room which can be used as a workshop, studio or for storage with the garden providing a lovely spot for owners or tenants to sit and enjoy outside living.

The property is within walking distance of the Asda and Tesco superstores and many other retail outlets found in Long Eaton town centre, there are schools for all ages within easy reach, healthcare and sports facilities including the Clifford gym in the middle of town and the West Park Leisure Centre and adjoining playing fields and there are excellent transport links which include J25 of the M1, Long Eaton station, East Midlands Airport and the A52 and other main roads, all of which provide good access to Nottingham, Derby and other East Midlands towns and cities.



UPVC front door with feature inset leaded stained glass glazed panel with double glazed panel above leading to:

Lounge

13' x 12' approx (3.96m x 3.66m approx)

Double glazed window to the front, feature open fireplace with an 'Adam' surround and cast iron dog grate with hearth, laminate flooring, dado rail to the walls and radiator.

Inner Hall

Stairs with balustrade leading to the first floor.

Kitchen

13' x 12' approx (3.96m x 3.66m approx)

The kitchen is fitted with cream finished units and wooden work surface which may need attention and includes a stainless steel sink set in an 'L'-shaped work surface with cupboards, drawers and space for two appliances below, second work surface with cupboards beneath, range of matching eye level wall cupboards, feature brick housing for a cooking range, tiling to the walls by the work surface areas, double glazed window looking through into the rear porch, cupboard beneath the stairs which houses the electricity meter and consumer unit and original fitted cupboard with shelving and drawers, radiator.

Rear Hall

Radiator, half opaque double glazed door leading into:

Rear Porch

10' x 6' approx (3.05m x 1.83m approx)

Stable style door with double glazed window to the side leading out to the rear garden, eye level windows to one wall and wood panelling to the lower section of walls and power points.

Bathroom

The bathroom is fully tiled and has a sunken bath with mixer tap and hand held shower and an electric shower over, low flush w.c. and pedestal wash hand basin, radiator, tiled flooring and two opaque double glazed windows.

First Floor Landing

Built-in cupboard off the landing which also provides access to the attic space and radiator.

Bedroom 1

13' x 12' approx (3.96m x 3.66m approx)

Double glazed window to the front, radiator and pine flooring.

Bedroom 2

10' x 8' approx (3.05m x 2.44m approx)

Double glazed window to the rear, fitted shelving to one side of the chimney breast, radiator and pine flooring.

Bedroom 3

13' x 7' approx (3.96m x 2.13m approx)

Double glazed window to the rear, recently installed 'baxi' boiler housed in a fitted cupboard, radiator and wooden flooring.

Outside

There is a garden area at the rear of the property which has a raised bed and there is access across other properties to the road for movement of bins etc.

Garden Room

16' x 7' approx (4.88m x 2.13m approx)

This very useful building has a UPVC door and two double glazed windows and provides an excellent room for storage or to use as a hobby room, office or similar.

Directions

Proceed along Waverly street which becomes Main street, continue ahead at the main traffic lights past Station road on the left, Trafalgar Square is the next turning on the left hand side, continue along until reaching Trafalgar Terrace where the property is located on the left hand side, clearly identified by our for sale board.

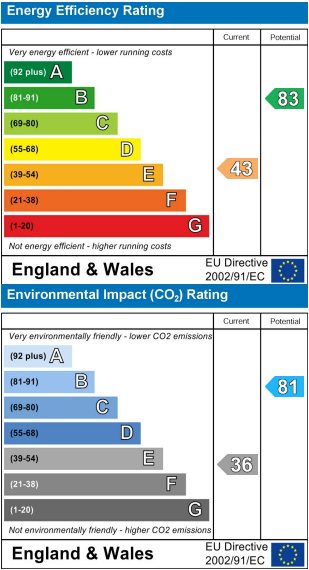
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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