



Barton Road,
Long Eaton, Nottingham
NG10 2FN

£149,000 + Fees
Freehold



AUCTION - APRIL 27TH

A VERY WELL MAINTAINED THREE BEDROOM SEMI DETACHED CHALET BUNGALOW BEING SOLD WITH THE BENEFIT OF NO UPWARD CHAIN.

Robert Ellis are delighted to bring to the market a spacious and well presented three bedroom semi detached chalet bungalow which has everything you need from an en-suite to the ground floor master bedroom, open plan living space and separate utility room. Another particular feature of the property is the outside space which offers off the road parking at the front for at least two cars and there is a good size low maintenance rear garden. An internal viewing is a must to fully appreciate the accommodation on offer.

The property benefits from modern conveniences such as gas central heating and double glazing and in brief comprises of an entrance porch, entrance hall, lounge/dining room, breakfast kitchen, utility room, ground floor bedroom with built-in wardrobes and en-suite. To the first floor there are an additional two bedrooms. Outside to the front there is a low maintenance garden offering off the road parking and a privately enclosed rear garden. There is a shared driveway to the side which leads to the garage which has a side pedestrian door into the rear garden.

The property is well placed for easy access to the centre of Long Eaton where there are Asda and Tesco superstores and many other retail outlets as well as pubs, restaurants, the well known Clifford gym and there is 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 which provide good access to Nottingham, Derby and other East Midlands towns and cities.



Entrance Porch

Composite front entrance door, double glazed window, spotlights, tiled floor, radiator and open to:

Hallway

Radiator, vinyl tiled floor, stairs to the first floor, door to understairs storage cupboard, coving to ceiling and doors to:

Kitchen

11'9 x 10'7 approx (3.58m x 3.23m approx)

Wall and base cupboards with roll edged work surface over, 1½ bowl stainless steel sink and drainer with swan neck mixer tap over, appliance space, space for a Range cooker, tiled walls and splashbacks, tiled floor, coving to ceiling, spotlights, UPVC double glazed window to the rear and opening to:

Lounge/Dining Room

24'4 x 15'7 approx (7.42m x 4.75m approx)

This is an L shaped room and to the lounge area there is a radiator, UPVC double glazed window to the front, TV point, laminate floor, coving to ceiling and electric fire with Adam style surround.

To the dining area there are two radiators, coving to ceiling, two UPVC double glazed windows and door to:

Utility

13'8 x 5'2 approx (4.17m x 1.57m approx)

Plumbing for automatic washing machine, appliance space, wall cupboards, gas central heating boiler, radiator, tiled floor, spotlights, three UPVC double glazed windows to the rear and rear exit door.

Bathroom

Three piece suite comprising of a panelled bath with sower from the mains, wash hand basin set in a vanity cupboard, low flush w.c., tiled splashbacks, vinyl tiled floor, chrome heated towel rail, UPVC double glazed window to the side.

Bedroom 1

14'4 x 8'6 plus wardrobes approx (4.37m x 2.59m plus wardrobes approx)

UPVC double glazed window to the front, coving to ceiling, built-in wardrobes, laminate floor, radiator and door to:

En-Suite

Walk-in shower cubicle with shower from the mains having a hand held shower and waterfall shower head, wash hand basin, low flush w.c., tiled walls and splashbacks, tiled floor, spotlights, UPVC double glazed window to the side.

First Floor Landing

Large storage cupboard and doors to:

Bedroom 2

12'4 x 10'3 approx (3.76m x 3.12m approx)

Two Velux windows, radiator, TV and telephone points and storage to the eaves.

Bedroom 3

10'7 x 6'5 approx (3.23m x 1.96m approx)

Velux window, storage to the eaves.

Outside

To the front of the property there is off the road parking for at least two cars with a garden having mature shrubs and its privately enclosed with fenced boundaries and double wrought iron gates. To the rear there is a patio area immediate to the property with steps leading down to the lawn and an additional patio area with access to the garage and driveway, privately enclosed with fenced boundaries. There is a shared driveway to the side elevation which leads to the garage.

Garage

Up and over door, light and power and pedestrian door to the side.

Directions

Proceed out of Long Eaton along Main Street and at the traffic island turn left into Meadow Lane. Left into Barton Road and the property can be found on the right hand side.

Agents Notes

There are solar panels on the property which will be sold to the new purchaser.

Auction Details

The sale of this property will take place on the stated date by way of Auction Event and is being sold as Unconditional with Variable Fee (England and Wales).

Binding contracts of sale will be exchanged at the point of sale.

All sales are subject to SDL Property Auctions' Buyers Terms.

Auction Deposit and Fees

The following deposits and non-refundable auctioneer's fees apply:

- 5% deposit (subject to a minimum of £5,000)
- Buyer's Fee of 4.8% of the purchase price for properties sold for up to £250,000, or 3.6% of the purchase price for properties sold for over £250,000 (in all cases, subject to a minimum of £6,000 inc. VAT). For worked examples please refer to the Auction Conduct Guide.

The Buyer's Fee does not contribute to the purchase price and will be considered as part of the chargeable consideration for the property in the calculation of stamp duty liability.

There may be additional fees listed in the Special Conditions of Sale, which will be available to view within the Legal Pack. You must read the Legal Pack carefully before bidding.

Additional Information

For full details about all auction methods and sale types please refer to the Auction Conduct Guide which can be viewed on the SDL Property Auctions' home page.

This guide includes details on the auction registration process, your payment obligations and how to view the Legal Pack.

Guide Price & Reserve Price

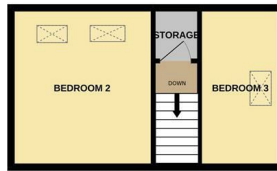
Each property sold is subject to a Reserve Price. The Reserve Price will be within + or - 10% of the Guide Price. The Guide Price is issued solely as a guide so that a buyer can consider whether or not to pursue their interest. A full definition can be found within the Buyers Terms.



GROUND FLOOR
1103 sq.ft. (102.4 sq.m.) approx.

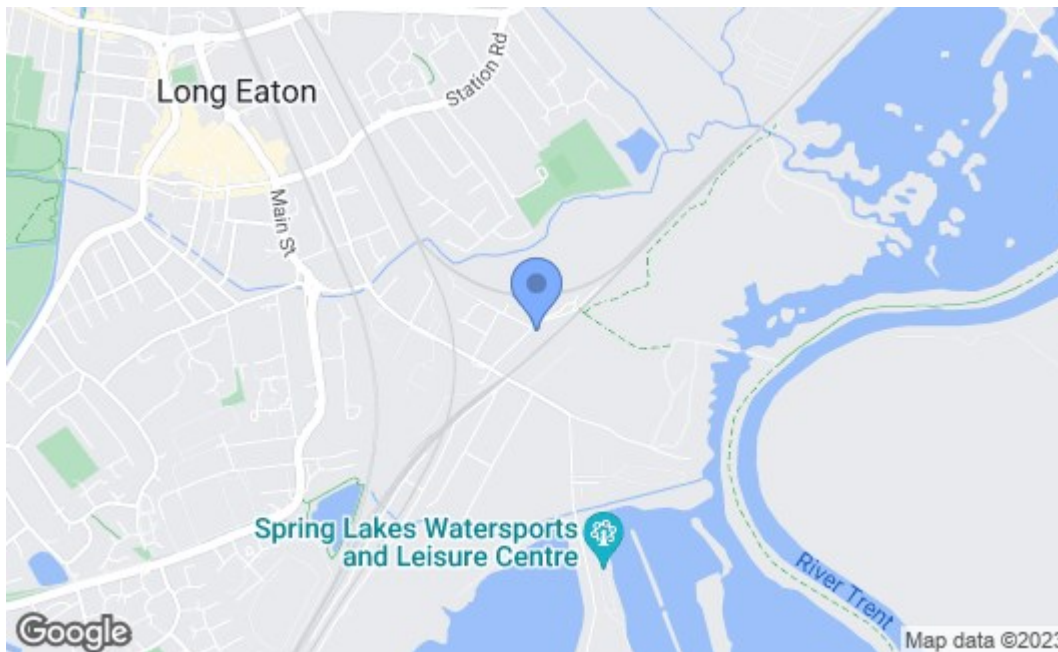


1ST FLOOR
281 sq.ft. (26.1 sq.m.) approx.



TOTAL FLOOR AREA: 1384 sq.ft. (128.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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, fixtures and appliances shown have 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			97
(81-91) B		80	
(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.