Robert Ellis

look no further...







Trafalgar Road,
Long Eaton, Nottingham
NG10 1DD

£250,000 Freehold



A THREE BEDROOM SEMI DETACHED HOME SITUATED ON THE EVER POPULAR TRAFALGAR ROAD, OFFERING WELL PROPORTIONED ACCOMMODATION AND A BEAUTIFUL MATURE REAR GARDEN.

Robert Ellis are pleased to bring to the market this attractive semi detached property which would suit a wide range of buyers. The accommodation includes two reception rooms, providing flexible living and dining space, along with three well proportioned bedrooms and a family bathroom.

Externally, the property benefits from off road parking to the front and a glorious mature rear garden, offering a wonderful outdoor space with established planting, ideal for relaxing or entertaining.

Trafalgar Road is a short distance away from the centre of Long Eaton where there are 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.





Entrance Hall
Double glazed door to the front, lino flooring, radiator, stairs to the first floor, door to:

Dining Room
10'8 x 13'2 approx (3.25m x 4.01m approx)
Double glazed bay window to the front, linoleum flooring, gas fire, hearth and mantle, radiator.

Lounge
11'5 x 11'8 approx (3.48m x 3.56m approx)
Double glazed patio doors to the rear, coving, multi fuel log burner, original wood flooring, radiator.

Kitchen
15' x 5'10 approx (4.57m x 1.78m approx)
Double glazed window to the rear, single glazed window and double glazed door to the side, linoleum flooring, radiator, part tiled walls, matching wall and base units with work surfaces over, inset stainless steel sink and drainer, integrated electric oven, four ring gas burner with extractor over, plumbing for a washing machine.

First Floor Landing
Storage cupboard, double glazed window to the side and doors to:

Bedroom 1
11'8 x 10'5 approx (3.56m x 3.18m approx)
Double glazed window to the rear, fitted wardrobes and radiator.

Bedroom 2
11'9 x 9'8 approx (3.58m x 2.95m approx)
Double glazed window to the front, fitted storage and radiator.

Bedroom 3
6'10 x 6'5 approx (2.08m x 1.96m approx)
Double glazed window to the front, fitted storage and radiator.

Bathroom
Low flush w.c., panelled bath with shower over, pedestal wash hand basin, fully tiled walls.

Outside
To the front of the property there is off road parking, pathway and gate to the front door. Covered side area which is ideal for storage and leads to the rear garden.

The rear garden is tiered, mainly laid to lawn, patio, enclosure which would be great for chickens or growing vegetables, mature trees and shrubs and flower beds.

Directions
Proceed out of Long Eaton along Tamworth Road taking the left turning just past the Fire Station into Nelson Street. Take the second left turning into Trafalgar Road.
9257CO

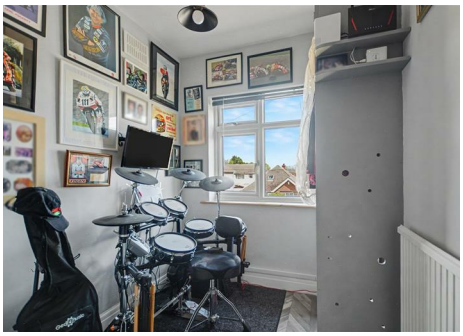
Council Tax
Erewash Borough Council Band B

Additional Information
Electricity – Mains supply
Water – Mains supply
Heating – Gas central heating
Septic Tank – No
Broadband – BT, Sky, Virgin
Broadband Speed - Standard 13mbps Superfast 42mbps Ultrafast 1800mbps
Phone Signal – Three, 02, Vodafone, EE
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



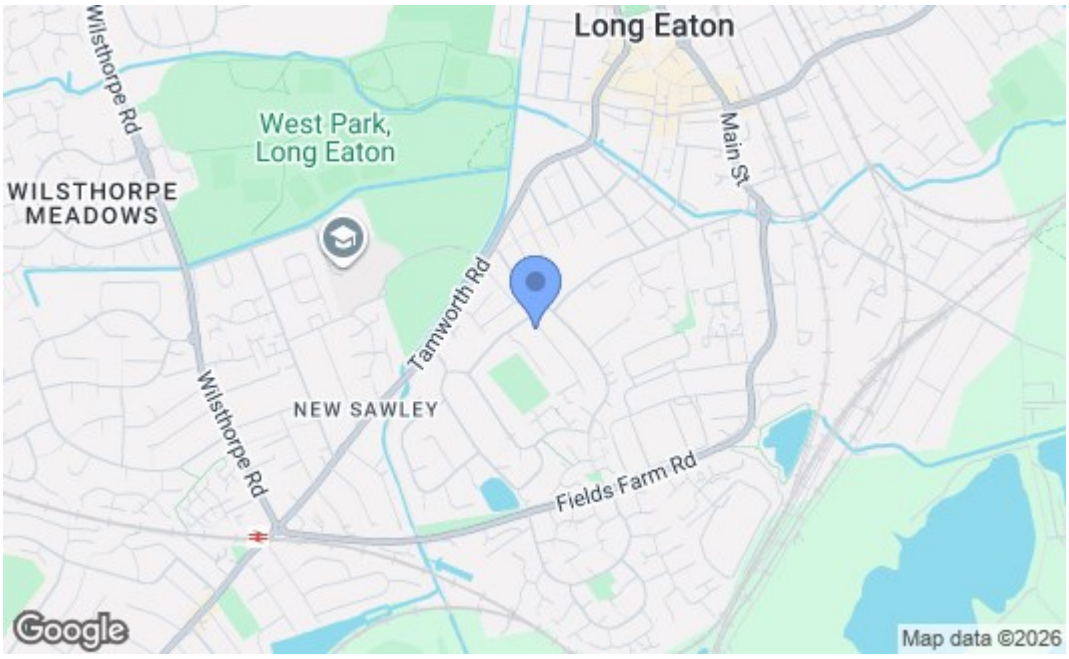


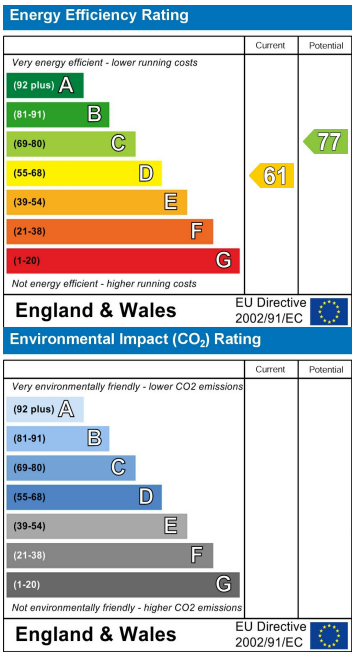












These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

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