



Tamworth Road,  
Long Eaton, Nottingham  
NG10 1DH

**O/O £160,000 Freehold**



#### A TWO BEDROOM TRADITIONAL SEMI DETACHED HOUSE OFFERING DECEPTIVELY SPACIOUS ACCOMMODATION

Robert Ellis are delighted to bring to the market this deceptively spacious two bedroom semi detached house in a popular and desirable location with fantastic transport links and access to Long Eaton town centre, it has a delightful outlook overlooking the canal and is a perfect first time buy or investment opportunity. The accommodation could benefit from modernisation throughout, but has modern conveniences such as gas central heating and double glazing throughout.

The property stands back from the road and is constructed of brick to the external elevations all under a pitched tiled roof. The accommodation briefly comprises of an entrance hall which leads into the front reception room having a feature bay window, dining room with feature fireplace and giving access to the kitchen at the rear and onto the garden. To the first floor there are two well proportioned bedrooms, office space and large family bathroom. With reconfiguration this property could potentially be a three bedroom house as there is plenty of space on offer. Outside the property has a low maintenance generous size garden that is enclosed and comprises of a patio area planted with shrubs and bushes and there are fence and brick boundaries.

The property is close to the Asda and Tesco superstores and many other retail outlets found in Long Eaton town centre where there are also several local pubs, restaurants and the well regarded Clifford Gym, there are healthcare and sports facilities including West Park Leisure Centre, if required there are excellent local schools for all ages and the transport links include J25 of the M1, East Midlands Airport, Long Eaton and East Midlands Parkway station and the A52 and other main roads provide good links to Nottingham, Derby and other East Midlands towns and cities.



### Hallway

Feature wood flooring, radiator, stairs to the first floor and access to:

### Lounge

11'11" x 11'6" approx (3.63m x 3.51m approx)  
UPVC double glazed bay window to the front, feature fireplace and radiator.

### Dining Room

12'2" x 12'1" approx (3.71m x 3.68m approx)  
UPVC double glazed window to the rear, radiator and feature fireplace. Access to:

### Kitchen

7'9" x 7'6" approx (2.36m x 2.29m approx)  
Wall and base units with work surface over, Belfast sink, free standing oven, tiled floor and splashbacks, wall mounted boiler and access to understairs storage cupboard.

### First Floor Landing

With access to:

### Bedroom 1

11'6" x 11'5" approx (3.51m x 3.48m approx)  
UPVC double glazed window to the front, chimney breast and radiator.

### Bedroom 2

12'2" x 9'2" approx (3.71m x 2.79m approx)  
UPVC double glazed window to the rear, chimney breast and radiator.

### Bathroom

9'6" x 7'9" approx (2.90m x 2.36m approx)  
Three piece suite comprising of a panelled bath, low flush w.c., pedestal wash hand basin, radiator and double glazed window to the rear.

### Office

12'6" x 3'1" approx (3.81m x 0.94m approx)  
Double glazed window to the front.

### Outside

To the front the property has great stance from the road

and nice curb appeal with an outlook to the Erewash canal. There is a front walled courtyard and path leading to the front door. To the rear there is a low maintenance enclosed garden with fence and brick boundaries, miscellaneous shrubs and bushes and also a patio area which is great for entertaining.

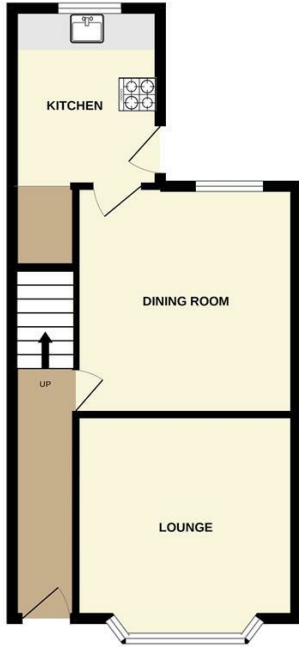
### Directions

Proceed out of Long Eaton along Tamworth Road and the property can be found on the left as identified by our for sale board.

6598AML



GROUND FLOOR  
422 sq.ft. (39.2 sq.m.) approx.



1ST FLOOR  
414 sq.ft. (38.5 sq.m.) approx.



TOTAL FLOOR AREA: 836 sq.ft. (77.7 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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. Made with Metrepro ©2022



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			75
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		51	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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			
England & Wales		EU Directive 2002/91/EC	

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