



Tudor Close,
Long Eaton, Nottingham
NG10 1NF

O/I/R £145,000 Freehold



THIS IS A LINK SEMI DETACHED PROPERTY IN NOW IN NEED OF A FULL UPGRADE PROGRAMME WHICH IS POSITIONED IN THIS SELECT DEVELOPMENT THAT IS WITHIN WALKING DISTANCE OF THE TOWN CENTRE.

Being located on Tudor Close, this link semi detached property has been lived in by one owner since the property was built approximately 35 years ago by NJC Homes, a local building company at the time who were well known for building good quality developments throughout Nottinghamshire. The property is now being sold with the benefit of NO UPWARD CHAIN and is need of a full refurbishment programme and we are therefore looking for an experienced property buyer who could update this property and either sell it, keep it to rent or live in. The property has had no work carried out since it was originally built and therefore needs the windows and external doors replacing, a new kitchen and bathroom fitting, the heating system will most likely also need updating as well as full decoration and new floor coverings being fitted throughout. The property is well placed for easy access to Asda and the town centre and is therefore a very popular and convenient place to live.

The property is constructed of brick with timber to the external elevation under a pitched tiled roof and includes a reception hall leading to the lounge/sitting room, a dining kitchen which is fitted with the original wall and base units and has patio doors leading out to the rear garden and to the first floor the landing leads to two good size bedrooms and the bathroom which has the original light coloured suite. Outside there is parking at the front and a path leads down the left hand side of the adjoining property through a gate which takes you into the rear garden. At the rear of the property there is a slabbed patio, two wooden sheds which will probably need repositioning to make full use of the garden space provided.

The property is within walking distance of Asda and the town centre and is therefore close to Tesco, Aldi and all the other retail outlets provided by Long Eaton, there are local schools for all ages within easy reach of the property, healthcare and sports facilities which include the West Park Leisure Centre and adjoining playing fields and the transport links include J25 of the M1, East Midlands Airport which can be reached by the Skylink bus which takes you to Castle Donington and the Airport, stations at Long Eaton and East Midlands Parkway and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.



Porch

Open porch with an outside light leading through a wooden front door which has inset leaded glazed panels to:

Reception Hall

Stairs leading to the first floor, electricity meter and electric consumer unit housed in a cloaks storage cupboard and door to:

Lounge/Sitting Room

16' x 12' to 9' approx (4.88m x 3.66m to 2.74m approx)
Leaded window to the front, storage heater and a wooden fire surround.

Kitchen

12' x 9' approx (3.66m x 2.74m approx)
The kitchen is fitted with the original units from when the property was built and has a stainless steel sink set in a work surface with cupboards, drawers and space for an automatic washing machine below, space for an upright electric cooker, work surface with space for a fridge or other appliance under, upright pantry style cupboard, matching wall cupboards, window to the rear, tiling to the walls by the work surface areas, electric storage heater and double glazed patio doors leading out to the rear garden.

First Floor Landing

Hatch to loft and a built-in airing/storage cupboard.

Bedroom 1

13' x 9' approx (3.96m x 2.74m approx)
Having a leaded window to the front, wall mounted electric heater, built-in wardrobe with sliding doors providing hanging space and shelving.

Bedroom 2

9' x 7' approx (2.74m x 2.13m approx)
Window to the rear and a wall mounted heater.

Bathroom

The bathroom has a light coloured suite including a panelled bath with tiling to two walls, pedestal wash hand basin with tiled splashback and a mirror and a cabinet to the wall above and a low flush w.c., wall mounted fan heater, opaque glazed window and two towel rails.

Outside

At the front of the property there is off road parking provided with a rockery border to the right hand side and to the left there is a shared path which takes you to a gate leading into the rear garden.

The rear garden has a slabbed patio to the immediate rear of the property with there being a shed, further garden area with a second shed positioned towards the bottom of the garden and there is access provided to the rear garden from a path which runs down the side of the adjoining property.

Directions

Proceed out of Long Eaton along Derby Road and turn right in to Cranmer Street. Proceed along and turn right in to Olive Avenue and then right again into Tudor Close where the property is found at the head of the cul-de-sac as identified by our for sale board.

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Council Tax

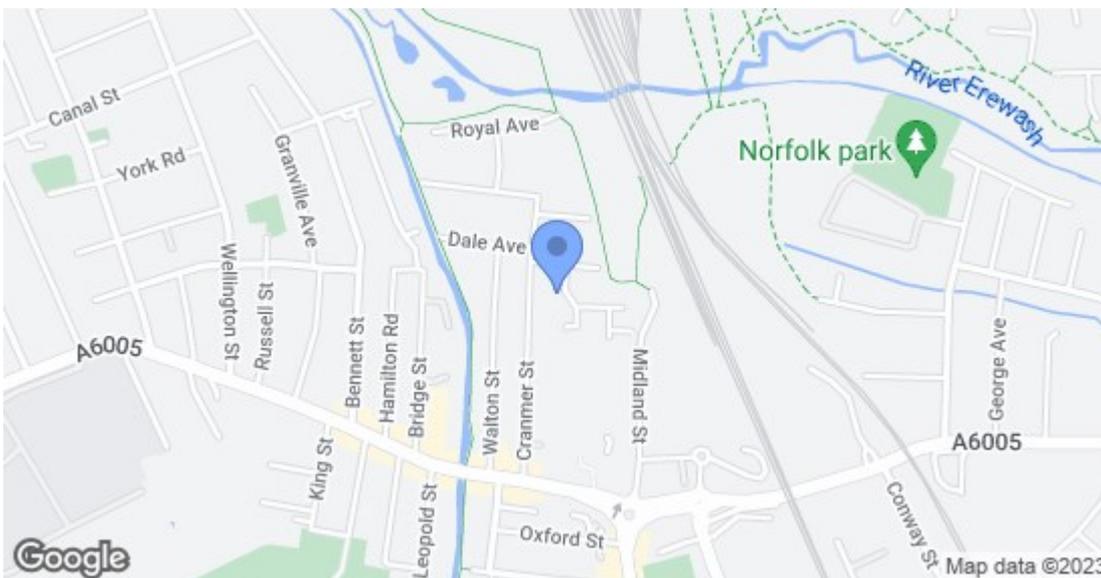
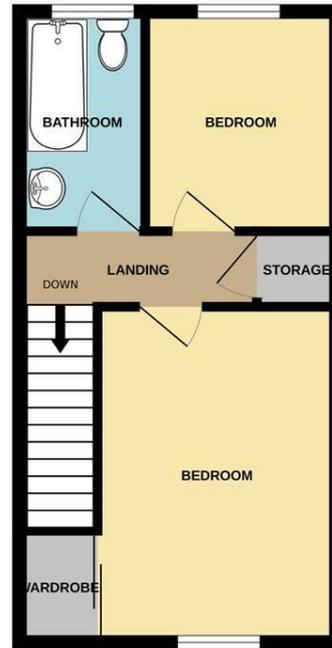
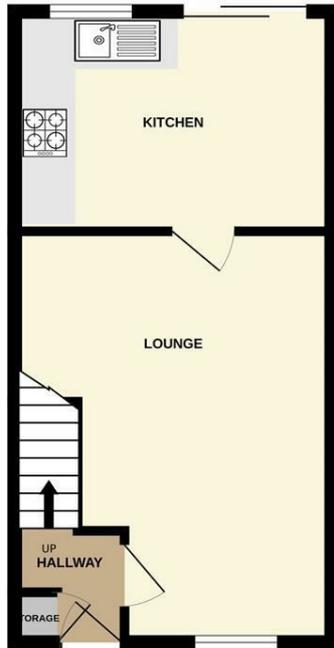
Erewash Borough Council Band B



GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		55	
(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.