



Sycamore Road,  
Long Eaton, Nottingham  
NG10 3JR

**£180,000 Freehold**

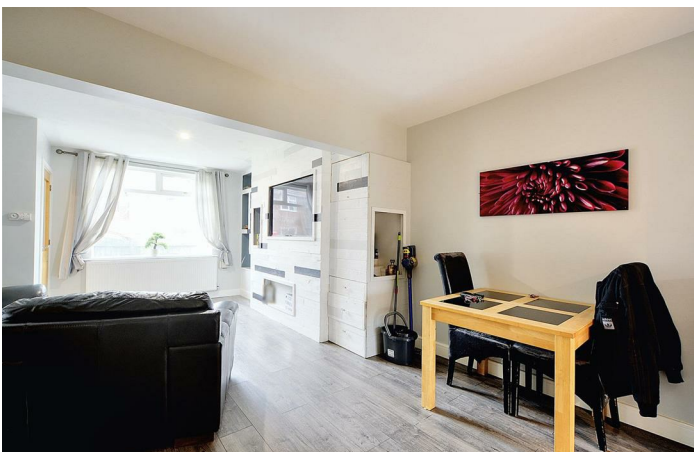


A SPACIOUS THREE BEDROOM SEMI-DETACHED HOME WITH ENCLOSED REAR GARDEN, BEING SOLD WITH THE BENEFIT OF NO ONWARD CHAIN.

Robert Ellis are pleased to bring to the market this spacious three bedroom semi-detached house, perfect for a wide range of buyers including first time buyers and families alike. The property is constructed of brick and benefits double glazing and gas central heating throughout. An internal viewing is highly recommended to appreciate the property on offer.

In brief, the property comprises, an entrance hall, lounge/diner, downstairs bathroom and kitchen with integrated appliances. To the first floor, the landing leads to three bedrooms and a storage room which lends itself to being converted into an upstairs WC. To the exterior, the property is set back from the pavement via a gate and to the rear there is an enclosed low maintenance garden split into two sections with flower beds, a patio area and artificial turf.

Located in the popular residential town of Long Eaton, close to a wide range of local schools, shops and parks. Long Eaton town centre is within walking distance where supermarkets and healthcare facilities can be found. There are fantastic transport links nearby including bus stops and easy access to major roads such as the M1, A50 and A52 to both Nottingham and Derby with local train stations and East Midlands Airport easy accessible.



#### Entrance Hall

UPVC double glazed front door, laminate flooring, painted plaster ceiling, ceiling light.

#### Lounge/Diner

21'8 x 13'3 approx (6.60m x 4.04m approx)

UPVC double glazed window overlooking the front, laminate flooring, under stairs storage cupboard, radiator, painted plaster ceiling, ceiling light.

#### Kitchen

12'5 x 9'10 approx (3.78m x 3.00m approx)

UPVC double glazed French doors leading to the rear garden, UPVC double glazed window overlooking the side, laminate flooring, wall and base units, inset sink, space for washing machine, space for fridge/freezer, Integrated electric oven, electric hob, radiator, painted plaster ceiling, ceiling light.

#### Bathroom

UPVC double glazed patterned window overlooking the rear, tiled flooring, bath with shower over the bath, pedestal sink, low flush w.c., heated towel rail, painted plaster ceiling, spotlights.

#### First Floor Landing

Carpeted flooring, painted plaster ceiling, ceiling light.

#### Bedroom 1

12'4 x 10'9 approx (3.76m x 3.28m approx)

UPVC double glazed windows overlooking the front, carpeted flooring, radiator, ceiling light.

#### Bedroom 2

10'9 x 9'4 approx (3.28m x 2.84m approx)

UPVC double glazed window overlooking the rear, carpeted flooring, radiator, ceiling light.

#### Bedroom 3

6'5 x 5'8 approx (1.96m x 1.73m approx)

UPVC double glazed window overlooking the front, carpeted flooring, radiator, ceiling light.

#### Storage cupboard

5'11 x 5'8 approx (1.80m x 1.73m approx)

UPVC double glazed window overlooking the rear, floorboards, ceiling light.

#### Oustide

To the front of the property there is a small garden with a wall and gate setting the property away from the pavement. To the rear, an enclosed and spacious two sectioned garden with artificial turf, patio area, flower beds and a storage shed.

#### Directions

Proceed out of Long Eaton along Tamworth Road and over the canal bridge. Sycamore Road can be found as a turning on the left hand side and the property is on the right hand side.

7908RS

#### Council Tax

Erewash Borough Council band B





| Energy Efficiency Rating                                        |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very energy efficient - lower running costs                     |         |           |
| (92 plus) A                                                     |         | 86        |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       | 65      |           |
| (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 <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                         |         |           |

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.