



Hamilton Road,
Long Eaton, Nottingham
NG10 4QY

Price Guide £190-200,000
Freehold



A SPACIOUS AND WELL PRESENTED, THREE BEDROOM SEMI-DETACHED HOUSE WITH ENCLOSED, LOW MAINTENANCE REAR GARDEN WHICH IS PERFECT FOR FIRST TIME BUYERS AND FAMILIES.

Robert Ellis are delighted to bring to the market this spacious three bedroom semi-detached house with a private and enclosed rear garden. The property is constructed of brick whilst benefiting from double glazing. This property is within walking distance to Long Eaton town centre and would be ideal for first time buyers, families and those who are looking to downsize. An internal viewing is highly recommended to appreciate the property and location on offer.

In brief, the property comprises an entrance hall, lounge with versatile living space and an understairs cupboard, a dining room to the front of the property with a storage heater, kitchen with ample storage and integrated cooking appliances. To the first floor, the landing leads to the large master bedroom, a second and third bedroom as well as a generous three piece shower room.. To the exterior, there is access into the property through the wooden door located at the side with an enclosed and low maintenance rear garden.

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



Reception Room 1

12' x 11'11" approx (3.66m x 3.63m approx)

Carpeted flooring, storage heater, modern oak door with window, recessed lighting, double glazed window to the front, TV point.

Reception Room 2

12' x 11'9" approx (3.66m x 3.58m approx)

Carpeted flooring, recessed lighting, double glazed windows to the side and rear, storage cupboard, storage heater and access to:

Kitchen

7'10" x 10'5" approx (2.39m x 3.18m approx)

Recessed lighting, laminate flooring, grey Shaker style wall, base and drawer units with work surfaces over, inset stainless steel sink with swan neck tap, four ring electric hob with extractor over, integrated electric oven, UPVC panel and double glazed door to the rear garden and double glazed window to the rear.

First Floor Landing

Carpeted flooring, ceiling, access to three bedrooms and bathroom.

Bedroom 1

12' x 11'11" approx (3.66m x 3.63m approx)

Carpeted flooring, ceiling light, storage cupboard, double glazed window to the front, storage heater.

Bedroom 2

8' x 10'6" approx (2.44m x 3.20m approx)

Carpeted flooring, ceiling light, double glazed window to the rear, storage heater.

Bedroom 3

8'11" x 5'6" approx (2.72m x 1.68m approx)

Double glazed window to the rear, storage heater, ceiling light, carpeted flooring.

Shower Room

Laminate flooring, tiled splashbacks, walk-in shower with sliding door, ceiling light, extractor fan, low flush w.c., wash hand basin, towel radiator.

Outside

There is a low maintenance garden to the rear with side access for the bins.

Directions

Proceed out of Long Eaton along Derby Road and after the canal bridge take the second turning on the right hand side onto Hamilton Road.

9545JM

Council Tax

Erewash Borough Council Band A

Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Electric

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 18mbps Superfast 80mbps

Ultrafast 1800mbps

Phone Signal – EE, 02, Vodafone, Three

Sewage – Mains supply

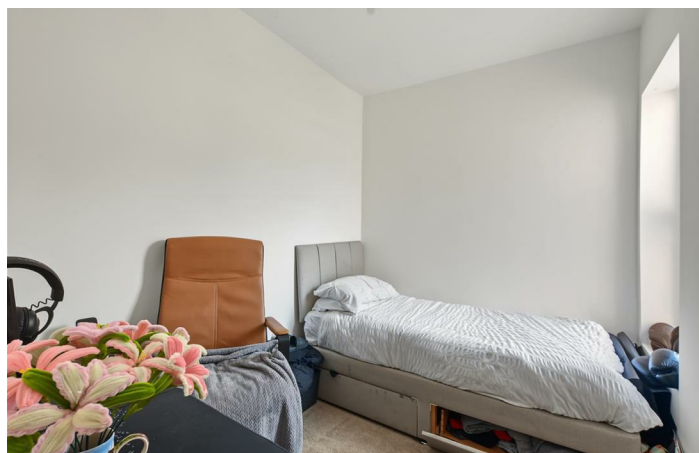
Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

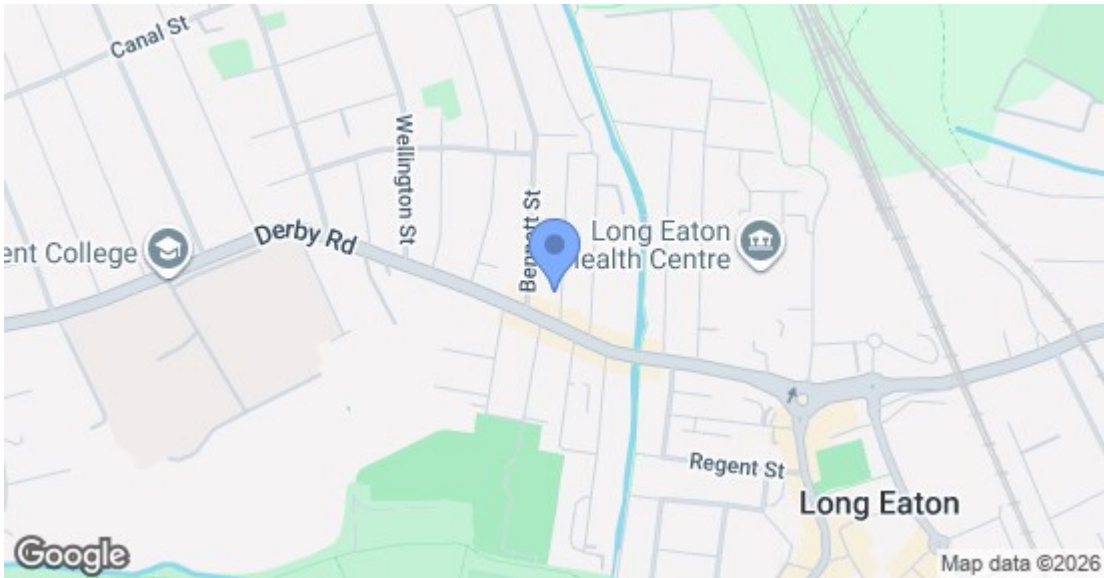
Other Material Issues – No





3 HAMILTON ROAD, LONG EATON

While every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omissions or misstatements. The plans for furnished properties only are shown to assist in visualising the prospective purchase. The details, dimensions and quantities are given for information only and no guarantee as to their accuracy or efficiency can be given. Made with Metaphor 2020.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		77
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	55	
(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.