



Widdowson Road,
Long Eaton, Nottingham
NG10 3SY

£230,000 Freehold



A THREE BEDROOM SEMI DETACHED HOUSE OFFERING AN ENCLOSED REAR GARDEN AND ALLOCATED PARKING SPACE.

Robert Ellis are pleased to introduce to the market this spacious and well presented three bedroom semi detached house. The property would suit a range of buyers from investors and first time buyers to growing families alike looking for more space.

The property is constructed of brick and benefits from gas central heating and double glazing. In brief this home sits on three floors and comprises of an entrance hall, storage/utility which was originally the ground floor w.c. with plumbing still in place, kitchen and lounge leading to the rear garden. To the first floor there are two bedrooms and the family bathroom with the master suite found on the second floor, complete with fitted wardrobes and an en-suite. To the front of the property there is a low maintenance gravelled garden and to the rear there is an enclosed low maintenance garden with astroturf, patio and storage shed. The property is freehold with one allocated parking space within the leasehold car park which has a service charge paid yearly.

The property is only a few minutes drive away from Long Eaton town centre where there are Asda and Tesco superstores and many other retail outlets with there being a Sainsbury's convenience store on Tamworth Road, there are excellent local schools for all ages within easy walking distance, healthcare and sports facilities which include the West Park Leisure Centre and adjoining playing fields and as well as the Long Eaton station, the excellent transport links include junctions 24 and 25 of the M1, East Midlands Airport and the A52 and other main roads which provide good access to Nottingham, Derby and other East Midlands towns and cities. An internal viewing comes highly recommended.



Entrance Hall

Composite front door, radiator, vinyl flooring and ceiling light.

Store/Utility

2'6 x 5'6 approx (0.76m x 1.68m approx)

Obscure UPVC double glazed window to the side, radiator, vinyl flooring, space for a tumble dryer (original plumbing for a w.c. is also in this room so can be converted back) and ceiling light.

Lounge

15'3 x 12'9 approx (4.65m x 3.89m approx)

UPVC double glazed French doors to the rear, carpeted flooring, radiator and ceiling light.

Kitchen

6'3 x 10'5 approx (1.91m x 3.18m approx)

UPVC double glazed window to the front, vinyl flooring, wall, base and drawer units with work surface over and inset sink and drainer, space for a washing machine and dishwasher, integrated electric oven, gas hob and extractor over, space for a fridge freezer and ceiling light.

First Floor Landing

Carpeted flooring and ceiling light.

Bedroom 2

13' x 11' approx (3.96m x 3.35m approx)

UPVC double glazed windows to the rear, carpeted flooring, radiator and ceiling light.

Bedroom 3

12'9 x 7'8 approx (3.89m x 2.34m approx)

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

Bathroom

5'9 x 6'5 approx (1.75m x 1.96m approx)

Vinyl flooring, low flush w.c., pedestal wash hand basin, bath with mixer tap and shower over, radiator and ceiling light.

Second Floor Landing

With door to:

Bedroom 1

11'4 x 9'5 approx (3.45m x 2.87m approx)

UPVC double glazed window to the front, fitted wardrobes, built-in storage cupboard, carpeted flooring, radiator and ceiling light. Access into the loft and to the en-suite.

En-Suite

5'2 x 4'5 approx (1.57m x 1.35m approx)

Wooden frame double glazed Velux window, LVT flooring, low flush w.c., pedestal wash hand basin, single enclosed shower unit, heated towel rail and ceiling light.

Outside

The front of the property has a low maintenance garden. To the rear there is astroturf, patio and a storage shed.

There is an allocated parking space in a communal car park. The car park is leasehold and there is a charge of £160 p.a.

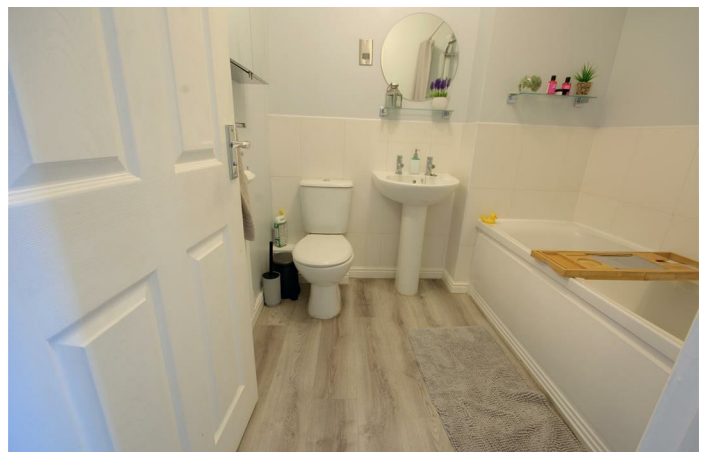
Directions

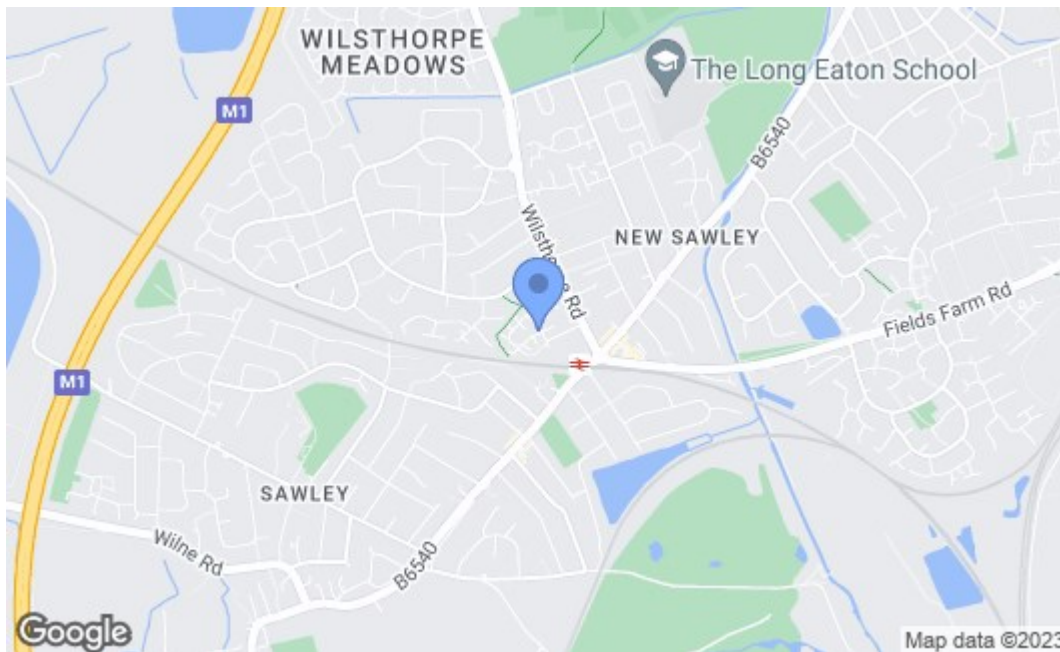
Proceed out of Long Eaton along Tamworth Road and at the traffic island turn right into Wilsthorpe Road, left into Bramley Road and at the end of the road turn immediate right into Widdowson Road where the property can be found on the right.

7381AMRS

Council Tax

Erewash Borough Council Band C





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