

Robert Ellis

look no further...



Hamilton Road,
Long Eaton, Nottingham
NG10 4QZ

£94,950 Freehold

0115 946 1818



/robertellisestateagent



@robertellisea

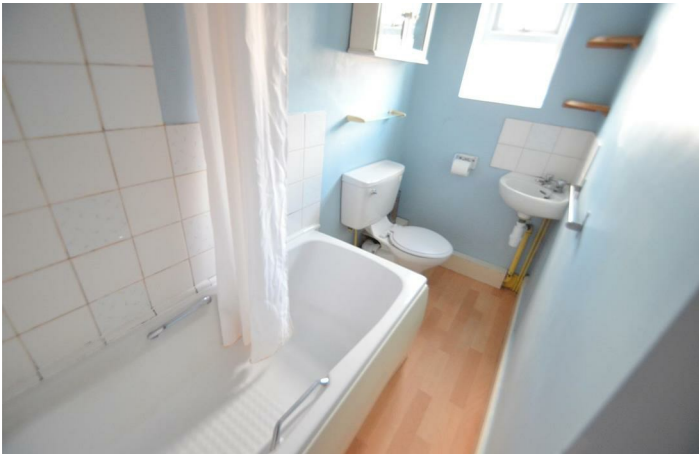


A TWO BEDROOM MID TERRACE PROPERTY OFFERED TO THE MARKET WITH NO UPWARD CHAIN.

Robert Ellis are extremely pleased to bring to the market this two bedroom mid terrace property. The property is located on Hamilton Road being within easy walking distance of the local shops, amenities and transport facilities which has made Long Eaton such a popular place to live. An early viewing comes highly recommended to fully appreciate all that is on offer. Selling with the benefit of no upward chain offering ready to move in to accommodation.

The property is constructed of brick to the external elevations all under a tiled roof and derives the benefit of modern conveniences such as gas central heating and double glazing. In brief the accommodation comprises of a living room, dining room, kitchen and to the first floor there are two bedrooms and a separate bathroom. To the rear there is an enclosed yard area with outside toilet and brick built store.

The property is found within walking distance of the Asda and Tesco superstores along with numerous other retail outlets found along the high street, there are schools for all ages, healthcare and sports facilities, excellent transport links include J25 of the M1, Long Eaton and East Midlands Parkway stations, East Midlands Airport and the A52 providing direct access to Nottingham and Derby. Contact the office to make your appointment to view today.



Living Room

11'10 × 11'3 approx (3.61m × 3.43m approx)

Door to the front, UPVC double glazed window, four bar gas fire, ceiling light point, coving to the ceiling, wall mounted radiator, internal wooden door to:

Dining Room

14'4 × 11'10 approx (4.37m × 3.61m approx)

UPVC double glazed window to the rear, wall mounted radiator, ceiling light point, wall hung three bar gas fire, understairs storage housing electrical consumer unit and meters whilst providing further storage space. Stairs to first floor and panelled door to:

Kitchen

7'6 × 6'5 (2.29m × 1.96m)

UPVC double glazed window to the side, range of matching wall and base units with laminate work surface over, stainless steel sink with hot and cold tap above, splashbacks, space and point for free standing electric cooker, space and plumbing for washing machine, door to the rear.

First Floor Landing

Loft access hatch, ceiling light point, storage cupboard and doors to:

Bedroom 1

11'9 × 11'2 approx (3.58m × 3.40m approx)

UPVC double glazed window to the front, wall mounted radiator, ceiling light point, wardrobe housing hot water cylinder with further storage space above.

Bedroom 2

11'2 × 7'7 approx (3.40m × 2.31m approx)

UPVC double glazed window to the rear, wall mounted radiator, built-in wardrobes providing additional storage.

Bathroom

Three piece suite comprising panelled bath with electric shower over, low flush w.c., vanity wash hand basin, tiled splashbacks, UPVC double glazed window to the rear, wall mounted radiator and ceiling light point.

Outside

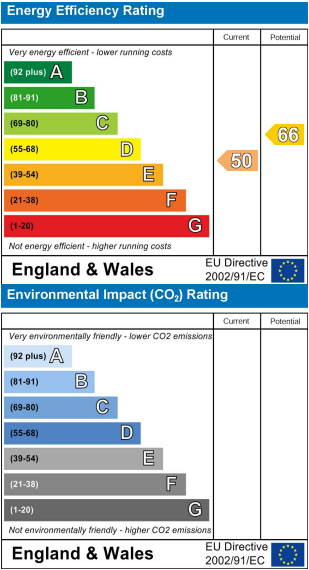
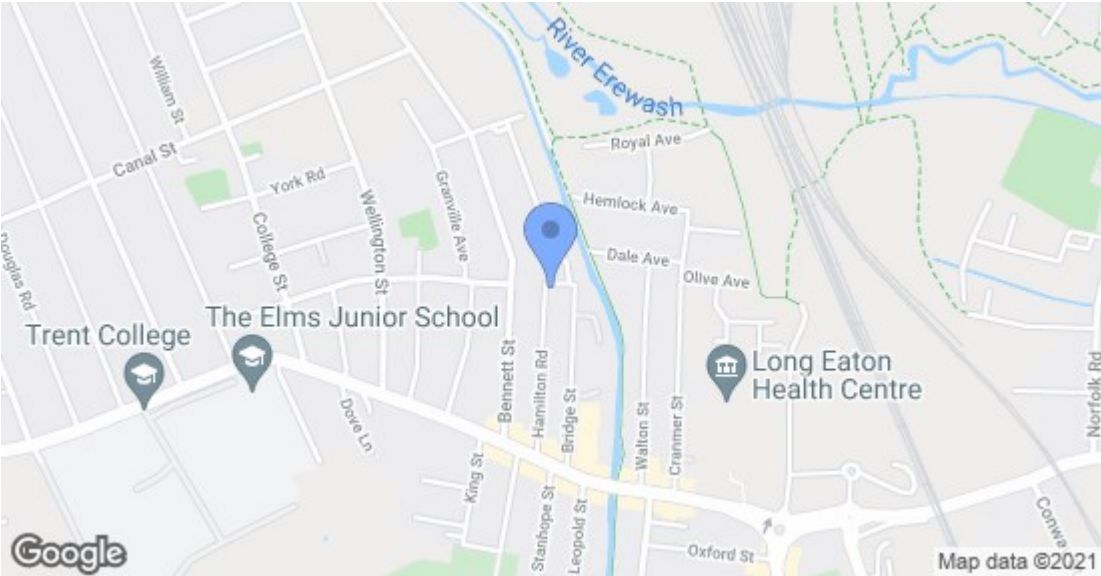
Low maintenance yard area with secure gated access to the rear, outhouse/w.c., brick built store and additional garden shed.

Directions

Proceed out of Long Eaton along Derby Road and after the canal bridge turn second right into Hamilton Road and the property can be found towards the end of the road on the right as identified by our for sale board.

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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.