

62 Wellington Street, Nottingham, NG10 4NG

Price Guide £230,000



#### DESCRIPTION & ACCOMMODATION

WELL PRESENTED TRADITIONAL SEMI DETACHED  
OFFERING THE "BEST OF BOTH WORLDS"  
SPACIOUS ACCOMMODATION WITH A MODERN  
CONTEMPORARY FEEL  
WHILST RETAINING SOME ORIGINAL FEATURES  
OFFERED WITH NO ONWARD CHAIN  
TWO LOVELY RECEPTION ROOMS  
RE FITTED KITCHEN AND BATHROOM (2021)  
NEW BOILER (2021) WITH 10 YEAR WARRANTY  
MANY NEW FLOORCOVERINGS  
FULL REWIRE (2021)

**\*\*NEW TO THE MARKET\*\***

DO NOT MISS AND BE ONE OF THE FIRST TO VIEW  
THIS IS A SUPERB THREE DOUBLE BEDROOM SEMI DETACHED PROPERTY CLOSE TO  
LONG EATON TOWN CENTRE WHICH HAS BEEN UPDATED THROUGHOUT AND IS  
CERTAINLY A "READY TO MOVE INTO PROPERTY."  
OFFERED WITH A PRICE GUIDE OF £230,000 TO £240,000



## DESCRIPTION & ACCOMMODATION

TJS Property People are delighted to bring to the market this well presented, upgraded traditional and extremely deceptive three bedroom semi detached property located on the outskirts of Long Eaton town centre being close to local shops, schools and amenities.

Offered with a Price Guide of £230,000 to £240,000 and with NO ONWARD CHAIN, EARLY VIEWING IS HIGHLY RECOMMENDED

Having been updated in recent months by the current owners with the benefit of a NEW KITCHEN, NEW CENTRAL HEATING BOILER AND NEW BATHROOM (installed in 2021)

Call now to arrange your accompanied viewing.

## ACCOMMODATION COMPRISING

ENTRANCE VESTIBULE, TWO SPACIOUS RECEPTION ROOMS, RE FITTED MODERN KITCHEN AND TO THE FIRST FLOOR TWO DOUBLE BEDROOMS AND A SUPERB FAMILY BATHROOM WITH FOUR PIECE SUITE.

ON THE SECOND FLOOR, A THIRD "original" STAIRCASE LEADS TO A SPACIOUS THIRD DOUBLE BEDROOM.

OUTSIDE there is an attractive enclosed and private rear garden with block paved pathways and an area of lawn with wood chipped borders and a very useful brick built garden store with power and light connected.

## ENTRANCE

Entered via a double-glazed door to side elevation leading into the ENTRANCE VESTIBULE with a recently carpeted stair case ascending to the first floor and original half glazed panelled doors to either side leading to the two reception rooms.

## LOUNGE

Entered via an original half glazed panelled door with two double-glazed windows to front elevation each with inset leaded trim, original high level skirting boards, high ceiling and offering a real character feel.

The lounge has the benefit of recently laid flooring, central heating radiator TV and power points including USB point and attractive fireplace with tiled hearth and backing, inset living flame effect fire with attractive timber mantle over, with recessed alcoves to either side of the chimney breast, one side having fitted storage/ meter cupboard.

Returning to the Entrance vestibule and a further original half glazed panelled door leading into:

## DINING ROOM

A second spacious reception room with recently laid laminate flooring, again high level skirtings and high ceilings, re painted as with the rest of the house, an original "pantry style dresser" with stripped doors and drawers beneath, door to side leading into deep under -stair cupboard housing updated fuse-board, central heating radiator power points including a USB point, and opening through to:

## KITCHEN

A refitted kitchen comprising a white semi gloss range of wall and base units beneath round edge worksurfaces, one and a half bowl sink unit with mixer tap over and under counter space with plumbing for washing machine. There is a good range of wall and base units and also a new electric oven with separate grill and hob over, with modern chimney style stainless steel effect and glass extractor hood.

The kitchen also has a vertical wall mounted central heating radiator and recessed down lighters to the ceiling, tiled flooring and double-glazed windows to side and rear elevation with double-glazed door also to side.

Returning to the Entrance Vestibule with stairs ascending to

## FIRST FLOOR LANDING

A bright landing area with recessed downlighter's and a split landing with door to right leading into:



### **BEDROOM ONE**

A spacious double bedroom entered via an original half glazed and panelled door, this lovely bright bedroom is again painted in a fresh white allowing the new owner to "put their own mark" on this attractive property, high skirtings and ceiling, central heating radiator, power points ( including USB points) and a walk in wardrobe cupboard again with original panelled door.

along the landing leading into:

### **BEDROOM TWO**

A second double bedroom with newly laid carpeting, double-glazed window to rear elevation, central heating radiator, power points and including USB points once again.

From landing a panelled half glazed door leads into:

### **BATHROOM**

SUPERBLY refitted and comprising of a white four piece suite with a panelled bath, mixer tap/ shower attachment over, separate corner shower cubicle with mains fed shower over, both bath and shower having contemporary tiling to walls, separate low flush WC and wall hung wash hand basin with drawers beneath and mixer tap. Newly fitted vinyl flooring laid, recessed down lighters and extractor fan to ceiling and double-glazed window to rear elevation.

From the landing accessed via an original turning staircase leading to:

### **BEDROOM THREE**

With double-glazed-window to side as you ascend, leading to a galleried landing and into the third double-bedroom this deceptive property has to offer, recently redecorated and with new carpeting laid. A double-glazed window again to the side elevation allowing plenty of good natural light into the bedroom, central heating radiator, power points including USB points and plenty of eaves storage access to both sides and loft access also from this room.

NB: we are advised by the sellers of this property there is also pipework and cables recently laid in place should anyone wish to install an en-suite to this bedroom. (subject to any relevant consents which may be required)

### **OUTSIDE**

To the front of the property is a small front garden area with shrubbery and to the side shared access in turn leading to the side-entry of this property with gated access also leading to :

### **REAR GARDEN**

An attractive rear garden fully enclosed by either walled or timber boundaries providing a great deal of privacy, with block paved pathways leading to an area of lawn with bark chippings to borders for ease of maintenance.

To the rear of the garden there is also a useful brick built outbuilding which we are advised has power and light connected and is also fitted out with storage racking.

### **TENURE VIEWINGS & DIRECTIONS**

#### **TENURE**

Freehold with vacant possession upon completion

#### **VIEWINGS**

Strictly by appointment with TJS Property people who would be pleased to provide any further information which may be required.

#### **DIRECTIONS**

From our office on Market Place, Long Eaton, proceed along Derby Road until reaching Wellington Street on your right hand side, after turning into Wellington Street proceed a short distance until seeing number 62 on your right hand side clearly identified by our For Sale board.

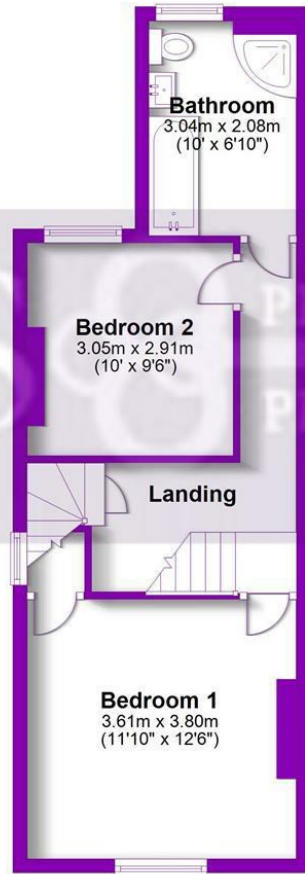
### Ground Floor

Approx. 41.3 sq. metres (444.8 sq. feet)



### First Floor

Approx. 39.4 sq. metres (423.6 sq. feet)



### Second Floor

Approx. 16.9 sq. metres (181.9 sq. feet)



Total area: approx. 97.6 sq. metres (1050.4 sq. feet)

TJS Reference:

**Property Type:** House - Semi-Detached

**Bedrooms:** 3

**Bathrooms:** 1

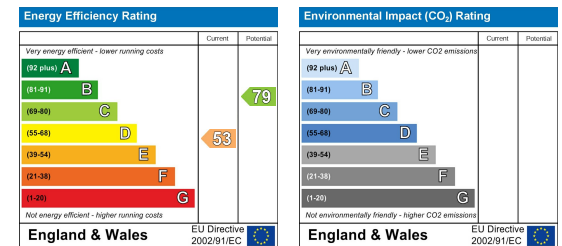
**Receptions:** 2

**Postal Code:** NG10 4NG

**EPC:** E

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