

★ ★ ★  
Mortgage Subsidy  
& Part Exchange  
Available  
★ ★ ★



Trafalgar Road,  
Long Eaton, Nottingham  
NG10 1DD

**£315,000 Freehold**

0115 946 1818



/robertellisestateagent



@robertellisea



Entrance Hall

Ground Floor w.c.

Living/Dining Room

17'0" x 16'4" approx (5.20m x 4.99m approx)

Kitchen

12'2" x 9'2" approx (3.72m x 2.80m approx)

First Floor Landing

Bedroom 1

12'5" x 10'0" approx (3.81m x 3.06m approx)

En-Suite

Bedroom 2

11'4" x 10'0" approx (3.46m x 3.06m approx)

Bedroom 3

8'1" x 7'3" approx (2.48m x 2.22m approx)

Bathroom

Outside

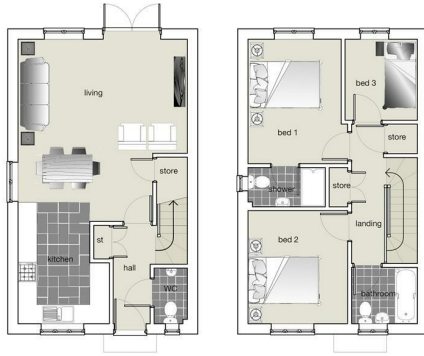
Directions

Proceed out of Long Eaton along Tamworth Road taking the left turning just past the Fire Station into Nelson Street. Take the second left turning into Trafalgar Road where the development can be found at the end of the road.

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Agents Notes

Internal photos for illustration only.



**Ground Floor Plan**  
 living / dining 5.20 x 4.99  
 kitchen 3.73 x 2.80  
 bedroom 1 3.91 x 3.09  
 bedroom 2 2.48 x 3.06  
 bedroom 3 2.48 x 2.22

**First Floor Plan**

**Plots 3 & 4**  
 GA 80.64m<sup>2</sup> - 976sqft  
 GF 45.32m<sup>2</sup> - 488sqft  
 FF 45.32m<sup>2</sup> - 488sqft



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b> 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.