



Hamilton Road,  
Long Eaton, Nottingham  
NG10 4QZ

**£179,950 Freehold**



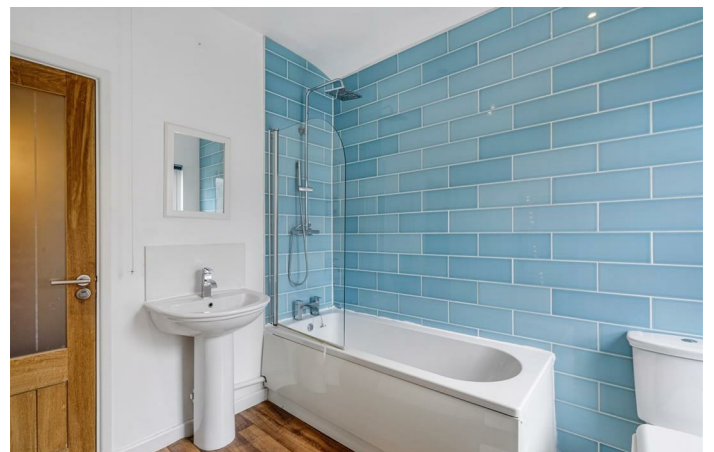


THIS IS A TWO DOUBLE BEDROOM EDWARDIAN SEMI DETACHED HOUSE SITUATED ON A QUIET ROAD, CLOSE TO THE CENTRE OF LONG EATON.

Being located on Hamilton Road, this two double bedroom property is being sold with the benefit of NO UPWARD CHAIN and is ready to move into. The property has well proportioned accommodation arranged on two floors and for the size and layout of the accommodation and privacy of the rear garden to be appreciated, we recommend that interested parties take a full inspection so they can see all that is included in the property for themselves. The property is situated on a quiet road which is close to all the amenities and facilities provided by Long Eaton town centre and the surrounding area and is also within easy reach of excellent transport links, all of which have helped to make this a very popular and convenient place to live.

The property is constructed of brick with render to the front elevation under a pitched tiled roof and the accommodation derives the benefits from having gas central heating and double glazing. Being entered through a stylish composite door at the side of the house, the accommodation includes a reception hall, lounge/sitting room at the front and an open plan dining kitchen which has a dining/sitting area leading into the kitchen which has mushroom coloured wall and base units and from the kitchen there are double opening, French doors leading out to the rear garden. To the first floor the landing leads to the two double bedrooms and the bathroom which has a white suite complete with a mains flow shower over the bath and from the landing there is a hatch with a folding wooden ladder taking you to the attic which is where the boiler is situated.

The property is within easy reach of Long Eaton town centre where there are Asda, Tesco, Lidl and Aldi stores as well as many other retail outlets, there are healthcare and sports facilities including the West Park Leisure Centre and adjoining playing fields, there are excellent schools for all ages and the transport links include J25 of the M1, East Midlands Airport, stations at East Midlands Parkway and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.



### Front Door

The stylish composite front door has two inset opaque glazed panels with an opaque double glazed panel above leading to:

### Reception Hall

Stairs with hand rail leading to the first floor, laminate floor which extends through into the dining/living kitchen and doors to:

### Lounge/Sitting Room

11'6 x 11'6 approx (3.51m x 3.51m approx)

Two double glazed windows with etched panels to the lower parts of the windows to the front, feature arched recess in a chimney breast with a brick inset and slate tiled hearth, radiator and a TV point.

### Dining/Sitting Room

11'6 x 11'5 approx (3.51m x 3.48m approx)

Double glazed windows to the rear and side, feature opening in the chimney breast with a brick back wall and stone hearth, radiator, laminate flooring, recessed lighting to the ceiling, door to the understairs storage cupboard which houses the electric consumer unit and electric meter and has a light and cloaks hanging. This dining room area opens into the kitchen.

### Kitchen

9' x 7'6 approx (2.74m x 2.29m approx)

The kitchen is fitted with mushroom coloured handle-less, soft closing units and includes a stainless steel sink with a pre-wash mixer tap set in a work surface with cupboards and spaces for an automatic washing machine and tumble dryer below, four ring gas hob set in a second work surface with cupboards, oven and drawers beneath, upright integrated fridge and freezer, matching eye level wall cupboards, tiling to the walls by the cooking area, laminate flooring, double glazed, double opening French doors leading out to the private garden, double glazed window with fitted blind to the side and recessed lighting to the ceiling.

### First Floor Landing

Radiator, oak panelled doors leading to the bedrooms and an oak door with inset glazed panels leading to the bathroom, two power points, hatch with ladder leading to the loft which is part boarded, has a light and the boiler is housed in the loft.

### Bedroom 1

11'6 x 11'4 approx (3.51m x 3.45m approx)

Double glazed window to the front, feature cast iron fireplace, radiator, TV point, six power points and a built-in cupboard/wardrobe.

### Bedroom 2

11'6 x 8'4 approx (3.51m x 2.54m approx)

Double glazed window to the rear, TV point, six power points and a radiator.

### Bathroom

The bathroom has a white suite including a panelled bath with a mixer tap and a mains flow shower over having a rain water shower head and hand held shower, tiling to two walls and a protective glazed screen, low flush w.c. and pedestal wash hand basin with a mixer tap and a splashback with a mirror to the wall above, opaque double glazed window with a fitted blind, chrome ladder towel radiator, extractor fan and recessed lighting to the ceiling.

### Outside

To the left hand side of the property there is a path which leads to the main entrance door and through a gate which takes you to the rear garden.

At the rear of the property there is a slabbed area at the side of the house with a pebbled area and further patio on which a shed is situated with the garden is kept private by having walls to the boundaries and there being an outside tap provided at the side of the house.

### 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.  
8904AMMP

### Council Tax

Erewash Borough Council Band A

### Agents Notes

There are AI photos on this property.

### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 18mbps Superfast 80mbps Ultrafast 1800mbps

Phone Signal – EE, 02, Three, Vodafone

Sewage – Mains supply

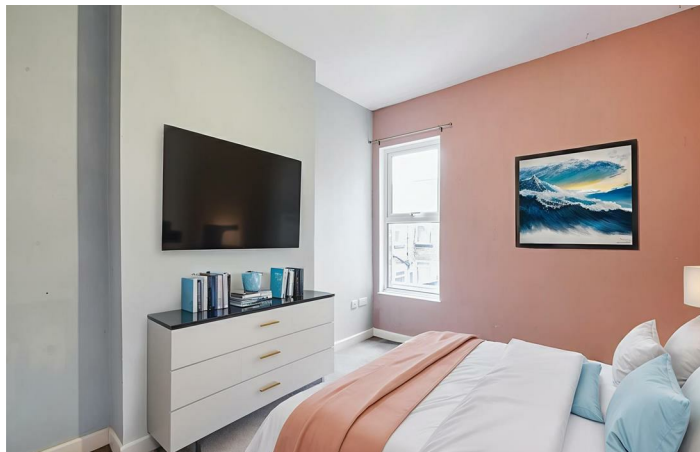
Flood Risk – No flooding in the past 5 years

Flood Defenses – No

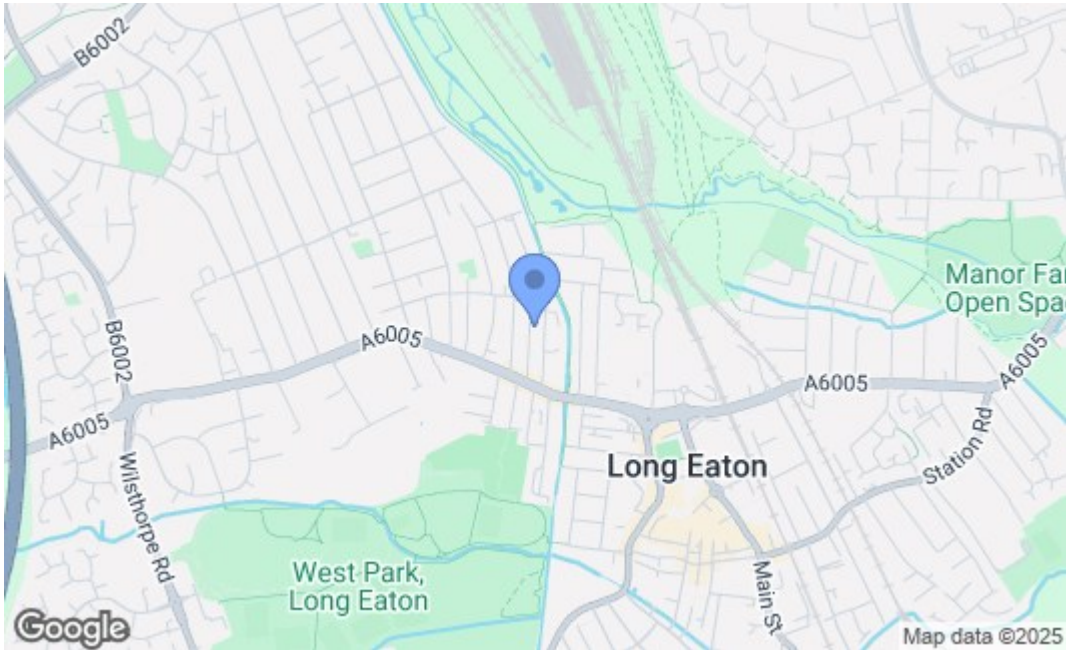
Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs		<div>63</div>	<div>85</div>
(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 <sub>2</sub> ) Rating			
		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.