



Briar Gate,
Long Eaton, Nottingham
NG10 4BN

O/I/R £225,000 Freehold



THIS IS A TRADITIONAL THREE OR POSSIBLY FOUR BEDROOM SEMI DETACHED PROPERTY PROVIDING THE NEW OWNER WITH THE OPPORTUNITY TO EXTEND AND UPGRADE A PROPERTY TO SUIT THEIR OWN REQUIREMENTS, WHICH WILL SIGNIFICANTLY ADD TO THE VALUE OF WHAT WOULD BECOME THEIR DREAM HOME.

Being located on Briar Gate on the outskirts of Long Eaton, this traditional three bedroom property is now ready to be upgraded and refurbished throughout and to possibly extend at the rear to increase the amount of ground floor living accommodation provided. The house was previously tenanted and we are now looking for a purchaser who is in search of a project to create a home to suit their own requirements by carrying out a full upgrade and refurbishment programme. The property is positioned on one of the most sought after roads in Long Eaton and is easily accessible to excellent local schools and many other amenities and facilities provided by the area which has helped to make this a most desirable and convenient place to live.

The property stands back from the road and has a walled area at the front which could be changed into off road parking and the house does currently benefit from having central heating and double glazing. If you are the right type of buyer for this property, we would be only too happy to arrange a viewing so you can see the current layout and extent of the accommodation provided and the size of the large rear garden, which with landscaping will provide a beautiful place to sit and enjoy outside living. The house is entered through an enclosed porch into the reception hall, from which a door takes you into the through lounge which was originally two rooms and currently has a sitting area at the front and a dining area at the rear. The kitchen now needs ideally extending and re-fitting and off the kitchen there is a hall, ground floor w.c. and a further room which could be an office, study or possibly a fourth bedroom. To the first floor the landing leads to the three bedrooms and the bathroom, which as with other parts of the house now requires upgrading. Outside there is the walled area at the front and at the rear a long garden which now needs to be landscaped but is very private and will provide a beautiful place to sit and enjoy outside living.

The property is only a few minutes drive away from the centre of Long Eaton where there are Asda, Tesco, Lidl and Aldi stores as well as many other retail outlets, there are excellent schools for all ages within walking distance of the property, which includes The Elms and Trent College independent school and the Wilsthorpe Academy along with other schools for younger children, there are healthcare and sport facilities including the West Park Leisure Centre and adjoining playing fields, walks in the nearby picturesque countryside and the excellent transport links include J25 of the M1, East Midlands Airport, stations at Long Eaton and East Midlands Parkway and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.



Porch

Fully enclosed porch having double opening UPVC wood grain effect doors with inset opaque double glazed panels, stained glass leaded panels and an opaque double glazed door with matching side panels and panels above leading into:

Reception Hall

Stairs with a wooden balustrade leading to the first floor, laminate flooring, radiator, picture rail to the walls, doors leading into the through lounge and kitchen.

Through Lounge

The through lounge was originally two rooms, with a sitting room at the front and dining/sitting room at the rear.

Sitting Area

12' x 12' approx (3.66m x 3.66m approx)

Having a double glazed leaded bay window to the front, a brick fireplace with wooden mantle and quarry tiled hearth, radiator, picture rail to the walls and there is a walk through from the sitting room to the dining room.

Dining Area

12' x 12' approx (3.66m x 3.66m approx)

Having double glazed, double opening French doors leading out to the rear garden, radiator and dado rail to the walls.

Kitchen

11'6 x 11'1 to 9'8 approx (3.51m x 3.38m to 2.95m approx)

The kitchen needs re-fitting and would also benefit from being extended and currently has wood grain finished units with brushed stainless steel fittings and includes a 1½ bowl sink with a mixer tap set in a work surface with space for a dishwasher, double cupboard and space for an automatic washing machine below, a four ring gas hob set in a work surface with cupboards and drawers below, a double eye level oven with cupboards above and below and a further work surface with cupboard and drawer beneath, matching eye level wall units and a hood over the cooking area, half opaque double glazed door leading out to the front of the property, radiator, tiling to the walls by the work surface areas, double glazed window to the rear and tiled flooring which extends through into the rear hall.

Rear Hall

Double glazed, double opening French doors leading out to the rear garden and there is a Baxi wall mounted boiler.

Ground Floor w.c.

Having a white low flush w.c., which needs replacing.

Study/Bedroom

6'8 x 11'1 approx (2.03m x 3.38m approx)

At the rear of the property there is an extension which incorporates a study or bedroom which has a double glazed window to the side and a radiator.

First Floor Landing

The balustrade continues from the stairs onto the landing, a double glazed window to the side, cornice to the wall and ceiling and panelled doors leading to the bedrooms and bathroom.

Bedroom 1

10' x 14'1 approx (3.05m x 4.29m approx)

The main bedroom has a double glazed leaded window to the front, a radiator and picture rail to the walls.

Bedroom 2

12' x 9' approx (3.66m x 2.74m approx)

Having a double glazed window looking down the rear garden and a radiator.

Bedroom 3

8'4 x 8'2 approx (2.54m x 2.49m approx)

This good size third bedroom has a double glazed leaded window to the front and a radiator.

Bathroom

The bathroom needs upgrading and currently has a white suite including a wood panelled bath, pedestal wash hand basin and low flush w.c., tiling to the walls by the bath, sink and w.c. and an opaque glazed window.

Outside

At the front of the property there is a driveway and large pebbled area in front of the house with a wall to the front boundary and a fence to the left hand side.

At the rear there is a good size garden which is approx. 80ft in length and has a large slabbed patio leading onto a lawned garden with good quality fencing to the side boundaries. The garden would now benefit from being further landscaped to take advantage of the garden area which is available and there is an outside tap provided at the rear of the house.

Directions

Proceed out of Long Eaton along Derby Road and after passing the church on the bend, Briar Gate can be found as the fifth turning on the right hand side.

9475MP

Council Tax

Erewash Borough Council Band B

Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 13mbps Superfast 80mbps Ultrafast 1800mbps

Phone Signal – 02, Three, EE, Vodafone

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

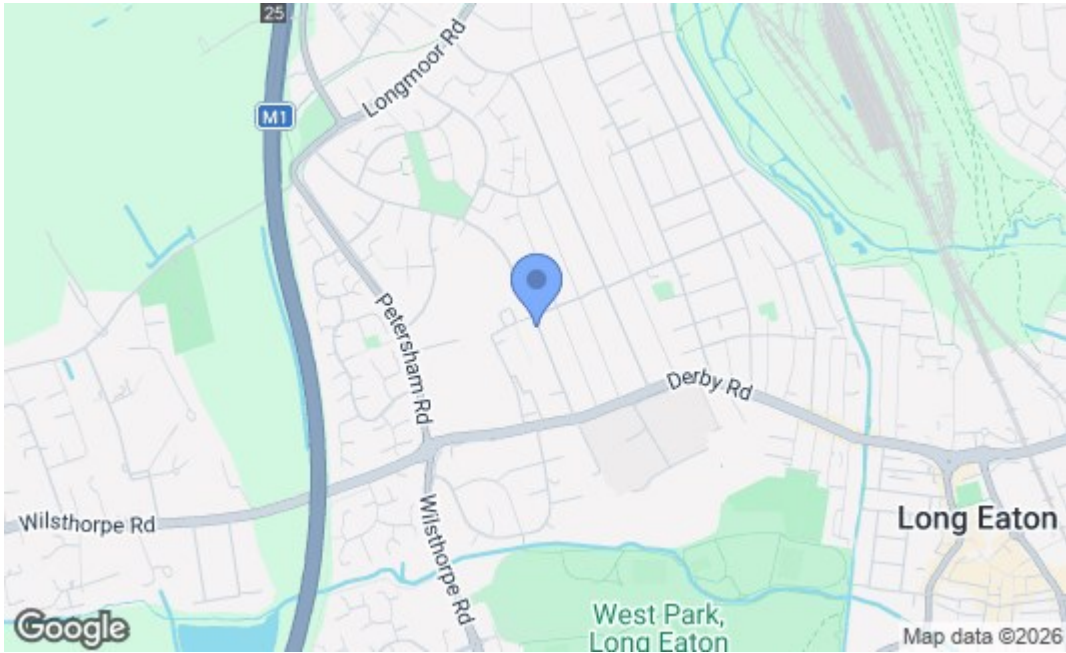
Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	59	74
(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.