



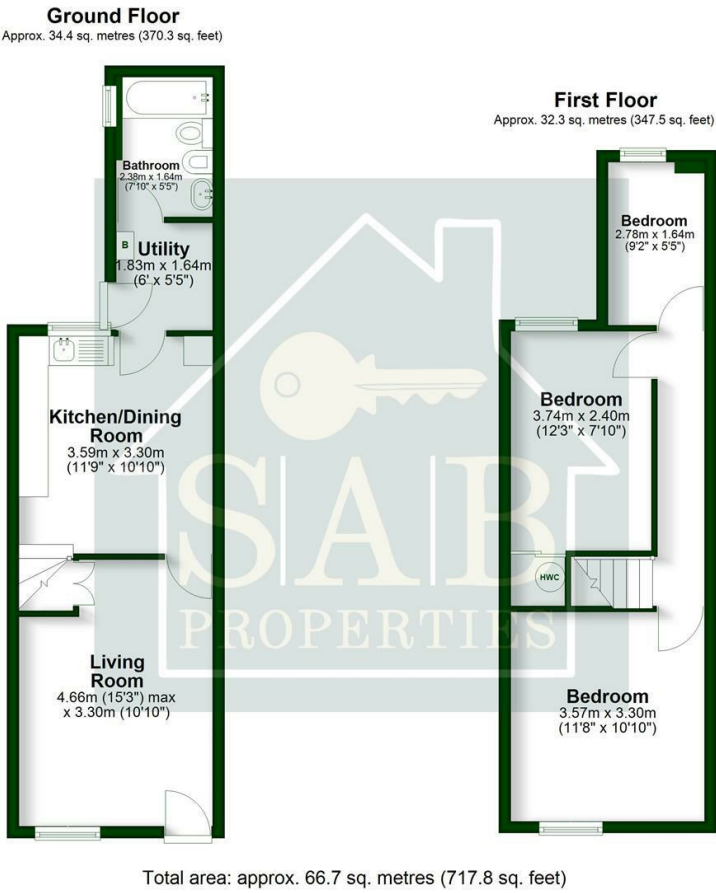
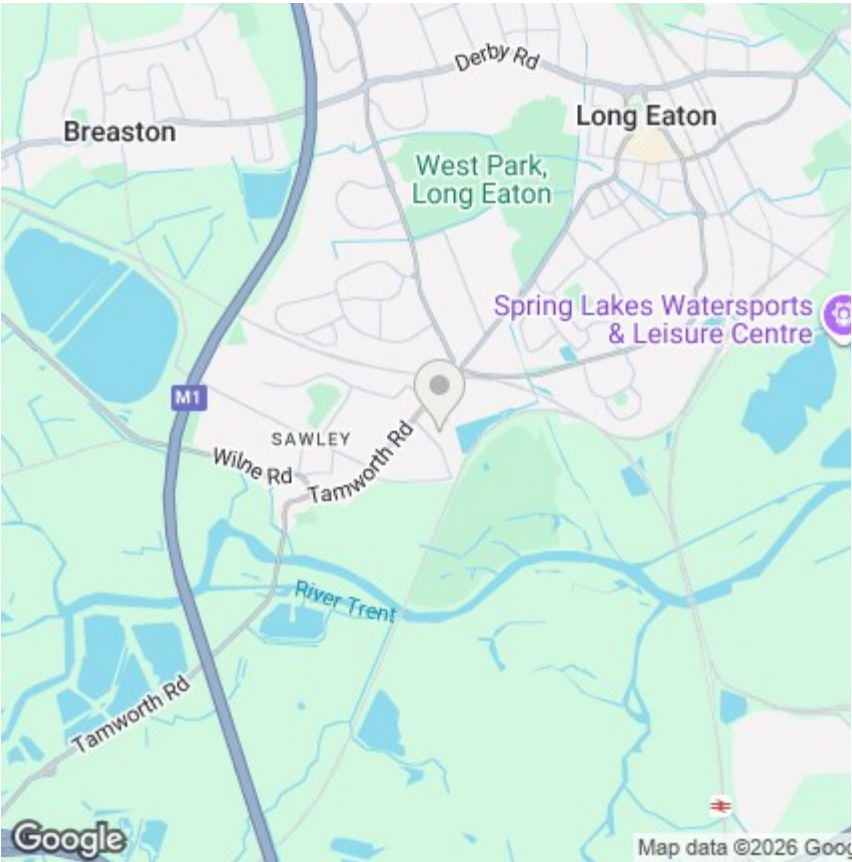
## Hey Street, Long Eaton, Nottingham

Guide price £155,000

- Guide Price of £155,000 to £165,000
- Mid Terraced 3 bedroom House
- Spacious Living Room
- Kitchen & Utility
- Newly fitted ground floor bathroom
- Private Rear Garden
- Popular Location
- Opportunity to Improve
- EPC Rating = D (Floor plan to follow)
- NO ONWARD CHAIN

SAB Properties are pleased to offer the opportunity to purchase a period property that has been re-decorated and has new carpets and new bathroom, and will benefit from the kitchen being updated. The location is desirable and the property is of a good size, and will appeal to a variety of buyers.

Located in the popular Sawley area, it is close to the train station and with good transport links to East Midlands Airport, Nottingham and Derby City Centres



| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         | 86                      |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         |                         |
| (55-68) D                                   |         |                         |
| (39-54) E                                   |         |                         |
| (21-38) F                                   | 62      |                         |
| (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 |



**Description**

This is a good opportunity to purchase a period property with newly fitted bathroom, newly decorated and new carpets, that would benefit from a new kitchen being fitted. The location and size of the accommodation is really good and would appeal to a variety of buyers.

The ground floor accommodation comprises of a living room, kitchen /diner, utility, bathroom and to the first floor there are two double bedrooms and a single bedroom.

There is a small garden to the front and a medium rear garden that is accessed to the side and has fencing all around.

The property is within easy reach of the main shopping facilities provided in Long Eaton with Asda, Tesco, Aldi and Lidl stores as well as many other retail outlets, there is a Morrisons convenience store on Tamworth Road. There are schools for all ages within walking distance of the property, healthcare and sports facilities which include Sawley Park. Excellent transport links include J25 of the M1 which is literally only a few minutes drive away, 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.

**Lounge**

15'3" x 10'9" (4.66 x 3.30)  
UPVC double glazed door and window to the front, wall mounted radiator, small under stairs storage. TV & Telephone points and ample plug sockets. Wall mounted lighting. New neutral decor.

**Kitchen / Diner**

11'9" x 10'9" (3.59 x 3.30)  
Located to the rear, a selection of base and wall units, stainless sink, drainer and mixer tap. Split level electric oven and gas hob with extractor. Ceramic tiling to walls and vinyl flooring. Spacious area to accommodate a dining table and chairs. Wall mounted radiator. Door leading to first floor landing.

**Utility**

6'0" x 5'4" (1.83 x 1.64)  
Located off kitchen, housing the boiler. Plumbing for washing machine & dishwasher. UPVC door leading to rear garden and through to bathroom.

**Bathroom**

7'9" x 5'4" (2.38 x 1.64)  
Obscure UPVC double glazed window to the rear, Newly fitted suite comprising of a bath with a electric shower over and glass shower screen, low flush WC, pedestal wash hand basin. Aqua panels and wall mounted radiator, newly decorated and new vinyl flooring

**Bedroom 1**

11'8" x 10'9" (3.57 x 3.30)  
Located to the front, this room will easily accommodate a double bed and a selection of bedroom furniture. UPVC window and wall mounted radiator. New neutral decor.

**Bedroom 2**

12'3" x 7'10" (3.74 x 2.40)  
Located to the rear, with built in wardrobe. Room is spacious and will accommodate a double bed and a selection of bedroom furniture. UPVC window and wall mounted radiator.

**Bedroom 3**

9'1" x 5'4" (2.78 x 1.64)  
Located to the rear. This room will easily accommodate a single bed and a selection of bedroom furniture. UPVC double glazed window and wall mount radiator. New neutral decor.

**Outside**

There is a small garden to the front and a medium garden to the rear which provides a paved patio area, brick wall to the boundary at the rear and wooden fence to the side boundaries. Timber gate to the front and side gardens. Timber shed to the rear.

**Tenure**

Tenure-Freehold with vacant possession

**Directions**

Proceed out of Long Eaton along Tamworth Road. At the train station roundabout, go straight ahead, under the train bridge and Hey Street is the 3rd street on the left hand side, the property is located at the end of the street, on the right hand side, identified by our for sale board.