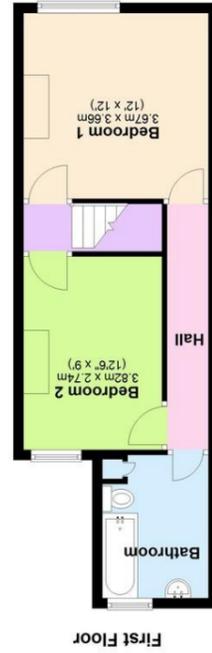


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		63 D	88 B



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16 Clumber Street, Long Eaton, NOTTINGHAM, NG10 1BX

Offers Over £130,000



Two bedroom semi detached house located in Long Eaton, Nottingham

Chain free and vacant possession, in need of renovation works, a two double bedroom semi detached house ideally situated close to Long Eaton town centre. Close to excellent transport links, and great schools.



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ESTATE AGENTS, VALUERS AND AUCTIONEERS

Property Description

For sale with no upwards chain and vacant possession, a two double bedroom semi detached house. Requiring a full refurbishment throughout but offering good potential with well proportioned layout and popular location. As previously mentioned, full works are required to bring this property back to life and would most certainly require some damp proof work along with other repairs.

The property would be ideal for any investor looking for a flip or buy to let along with a first time buyer that would be happy to get their teeth into a nice project, and has been priced accordingly with the required works. It is within easy reach of all local amenities provided by Long Eaton which include the Asda, Tesco, Lidl and Aldi stores and numerous other retail outlets. There are schools for all ages, healthcare and sports facilities nearby including Trent Lock Golf Club and excellent transport links including Junctions 24 and 25 of the M1, Long Eaton train station, East Midlands Airport and the A52 which provides good access to Nottingham and Derby.



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LIVING ROOM: Double glazed uPVC window to the front, laminate flooring, electric fire, ceiling light, radiator, door to dining room and stairs.

DINING ROOM: 12' 0" x 12' 6" (3.66m x 3.82m) Double glazed uPVC window to the rear, laminate flooring, radiator, gas fire, door to understairs storage and kitchen.

KITCHEN: 6' 10" x 14' 7" (2.10m x 4.47m) Double glazed uPVC window to the side, over and under storage counter storage units, sink with tap and drainer, door to rear garden.

BEDROOM ONE: 12' 0" x 12' 0" (3.66m x 3.67m) Double glazed uPVC window to the front, carpet and radiator.

BEDROOM TWO: 12' 6" x 8' 11" (3.82m x 2.74m) Double glazed uPVC window to the rear, carpet and radiator.

BATHROOM: 6' 11" x 9' 3" (2.11m x 2.83m) Double glazed uPVC window to the rear, bath, WC, basin and radiator.

OUTSIDE: Enclosed rear garden with side access. Requires work.

TENURE: Freehold.

