



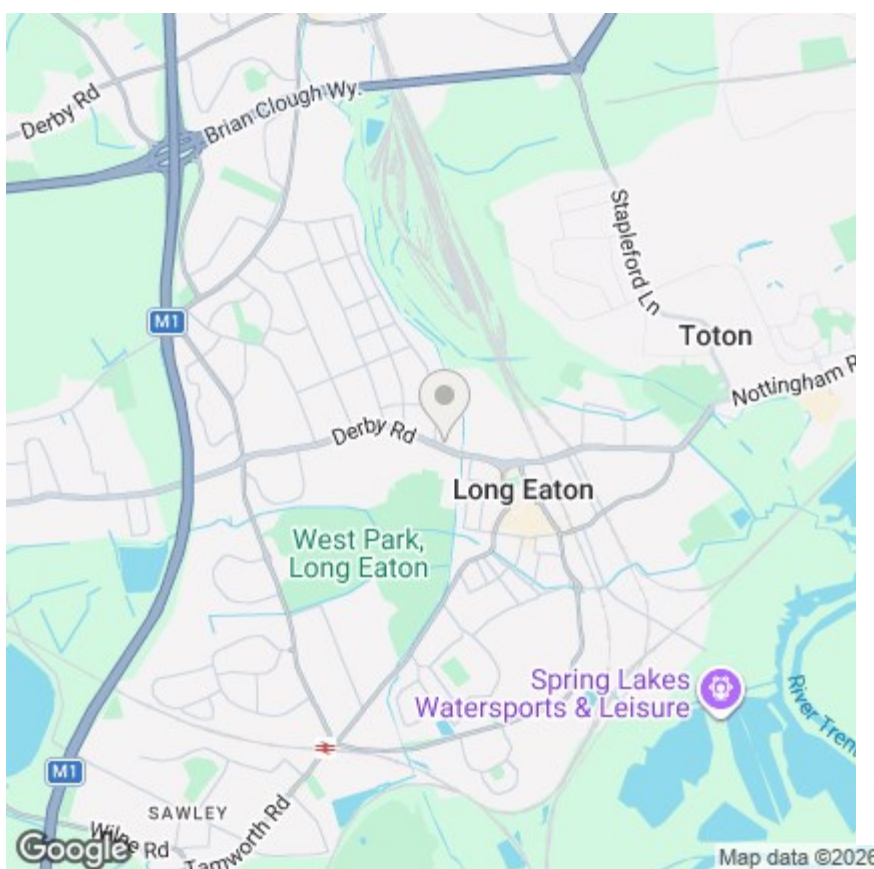
- NO ONWARD CHAIN
- Semi-Detached house
- Kitchen / Diner with integrated cooking facilities
- 2 double bedrooms
- Downstairs shower room
- Family bathroom to first floor
- Gas central heating system and new combi boiler fitted in July 2025
- Double glazed throughout
- Excellent public transport links to Derby & Nottingham
- Council tax Band = A

SAB Properties are pleased to bring to the market this semi-detached house. Located in a lively, well-connected neighbourhood, this property is a great option for First Time Buyers, Families and Investors.

The layout of the home is designed for practical living. The front door opens into a small entrance. From there, the lounge, located to the front is spacious, to the rear is the dining room / kitchen with downstairs shower room leading off. Upstairs are 2 double bedrooms and family bathroom. New boiler fitted in July 2025 with 5 year warranty

Hamilton Road, Long Eaton, Nottingham

Offers in the region of £170,000



Ground Floor **First Floor**

Total floor area 79.0 sq. m. (850 sq. ft.) approx
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	80
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
51	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	80
(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	
51	
England & Wales	EU Directive 2002/91/EC



Description

Located in a lively, well-connected neighbourhood, this property is a great option for both investors and families.

Families will be pleased to know that there are several excellent schools nearby. Longmoor Primary School, and Wilsthorpe School provide highly regarded secondary education. Trent College is also close, offering a great standard for children of all ages. With these schools so accessible, it's ideal for families with children of any age.

For those who love the outdoors, West Park is nearby, offering wide green spaces, walking paths, and plenty of recreational activities. The town centre is just a short walk away, with shops, cafés, and restaurants at your fingertips, as well as local job opportunities in nearby business complexes.

For investors, this property is well suited for rental income. Commuters will also appreciate the convenient transport links. The M1 motorway is within easy reach for travel to nearby cities, and Long Eaton railway station offers frequent train services to Nottingham, Derby, and beyond. Regular bus services also connect you easily to the local area.

All in all, this property ticks the boxes for both investors seeking a ready-made opportunity and families looking for a well-located, comfortable home in a vibrant community.

Lounge

10'9" x 11'9" (3.3m x 3.6m)

A welcoming and bright space located at the front of the property. Perfect for relaxing after a long day or entertaining guests, the room features plenty of space for comfortable seating arrangements and offers a cosy atmosphere. There is a log burner in the chimney breast. Neutral décor and flooring, wall mounted radiator, TV & Telephone points.

Kitchen / Dining Room

11'1" x 21'3" (3.4m x 6.5m)

A versatile space leading from the entrance, ideal for family meals or entertaining. Its allows for easy movement to the kitchen area, making it great for gatherings or daily dining. Feature wall with decorative fire surround and gas fire.

The kitchen area offers a practical and functional layout, featuring ample base and wall units with counter space for cooking and meal preparation, by means of 4 burner gas hob and electric oven, this room is perfectly designed for convenience and efficiency.

Neutral décor, complimentary ceramic tiling to walls and floor, wall mounted radiator, UPVC window and door leading to small utility and in to rear garden area.

Downstairs Shower Room

4'11" x 6'6" (1.5m x 2.0m)

This modern and well-appointed shower room, located on the ground floor, complete with all necessary amenities. The walk in shower enclosure with glass door has a gravity feed shower and ceramic tiling. Low level WC and pedestal wash basin. Heated towel rail, neutral décor and ceramic tiled flooring

Bedroom 1 - Front

11'9" x 11'9" (3.6m x 3.6m)

Located to the front elevation, this spacious bedroom has ample space for a double bed and a collection of bedroom furniture. With its generous size and natural light, it provides a calm and relaxing retreat for restful sleep. Wall mounted radiator, neutral décor and flooring. The built in storage areas offers additional handy space. UPVC window.



Bedroom 2 - Rear

8'10" x 11'9" (2.7m x 3.6m)

Located to the rear elevation, this well-proportioned room has ample space for a double bed and a collection of bedroom furniture. Neutral décor and flooring. Wall mounted radiator and UPVC window.

Upstairs Bathroom / WC

7'10" x 8'10" (2.4m x 2.7m)

Located to the rear, comprising of bath with hand held shower, pedestal basin and low level WC. Stand up heated towel rail, neutral décor and flooring. Vanity UPVC window and roller blind.

Additional Information

- Electricity - Mains supply
- Water - Mains supply
- Heating - Gas central heating
- Septic Tank - No
- Broadband - BT, Sky, Virgin
- Broadband Speed - Standard 45mbps Superfast 75mbps Ultrafast 1800mbps
- Phone Signal - 02, EE, Three, Vodafone
- Sewage - Mains supply
- Flood Risk - No flooding in the past 5 years
- Flood Defences - No
- Non-Standard Construction - No
- Any Legal Restrictions - No
- Other Material Issues - No

Council Tax - Erewash Borough Council Band A

Electrical Safety Certificate valid until July 2030
Gas safety Certificate valid until December 2026

Flood Risk - No flooding in the past 5 years

Tenure

Freehold
Vacant possession on completion of sale

Directions

Proceed out of Long Eaton, along Derby Road, over the canal bridge, the second road on the right is Hamilton Road and the property is located on the right hand side.