

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



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253 Tamworth Road, Long Eaton, Nottingham, NG10 1AS

Asking Price Of £325,000



Three bedroom detached bungalow located in Long Eaton, Nottingham

For sale with NO UPWARDS CHAIN this unique three double bedroom detached bungalow is positioned on a large corner plot with benefitting from off street parking, tandem garage and excellent potential to upgrade and extend (subject to planning permission).

Property Description

An exciting opportunity to purchase this unique individual detached bungalow which is situated on a large corner plot with private beautiful established gardens at the rear, side and front. The property is being sold with the benefit of NO UPWARD CHAIN and for the size of the spacious accommodation and potential to be appreciated, we recommend that interested parties do take a full inspection so they can see all that is included in this lovely home for themselves. The property could easily be extended into the roof space (STPP) and would provide an ideal opportunity to create additional bedroom and bathroom space. The property is well placed for easy access to all the amenities and facilities provided by the area and it is close to excellent transport links, all of which has helped to make this a very popular and convenient place to live. The property requires a full refurbishment throughout although it has been very well maintained and extremely well kept and benefits currently from off street parking, garage, good sized rooms and beautiful established gardens.

In brief the property comprise, Entrance porch and hallway, kitchen, living room, sun room, three double bedrooms and bathroom. Outside to the front of the property is a driveway with access to the garage, rear and front gardens. The rear garden has a patio area along with established shrubs, bushes and trees. The side and front gardens are primarily lawn but also have established trees, shrubs and bushes.

The property is well placed for easy access to the centre of Long Eaton where there are Asda, Tesco and Aldi stores as well as many other retail outlets, there is easy access to excellent local schools for all ages, easy access to West Park Leisure Centre and the adjoining playing fields and park which provides a lovely open space in which to walk, there are healthcare facilities and the excellent transport links include J25 of the M1, East Midlands Airport, Long Eaton and East Midlands Parkway train stations and the A52 to Derby and Nottingham.

ENTRANCE HALL: 6' 11" x 12' 8" (2.13m x 3.87m) Accessed from the outer porch a spacious entrance hallway leading to all bedrooms, bathroom and reception rooms, carpets and radiator.

KITCHEN/BREAKFAST ROOM: 11' 6" x 11' 1" (3.51m x 3.40m) Double glazed UPVC window to the front, under and over counter storage units, free standing gas hob and oven, extractor fan, sink with taps and drainer, breakfast bar, carpet, radiator, fridge, dishwasher, door to sun room and access to living room.



LIVING ROOM: 22' 4" x 10' 7" (6.81m x 3.23m) Double glazed UPVC windows to the rear, side patio sliding door to rear garden, carpet and radiator.

SUN ROOM: 10' 0" x 11' 1" (3.07m x 3.40m) Double glazed UPVC windows to rear and sliding patio door to rear, storage units, carpet, Alpha boiler.

BEDROOM ONE: 13' 10" x 13' 11" (4.22m x 4.26m) Double glazed UPVC bay window to side and window to front, three radiators and carpet.

BEDROOM TWO: 12' 2" x 14' 6" (3.71m x 4.42m) Double glazed UPVC bay window to the side, built in wardrobes, carpet and radiator.

BEDROOM THREE: 13' 10" x 10' 9" (4.24m x 3.28m) Double glazed UPVC window to the front, built in wardrobe, carpet and radiator.

BATHROOM: 8' 8" x 9' 2" (2.66m x 2.80m) Double glazed UPVC windows to the rear, fitted five piece suite including shower, bath, sink, bidet and WC.

GARAGE: 8' 10" x 19' 8" (2.71m x 6.01m) Single garage with side entrance door to rear garden and up and over door to the front and electrics.

OUTSIDE: To the front of the property is a single garage with driveway which allows access to the front and rear gardens. The well established front and side garden has beautiful shrubs, bushes and trees and is primarily lawn with a small patio, the rear garden is patio, again with lovely established shrubs and trees.

VIEWINGS: Strictly by appointment only via Wallace Jones Estate agents.

TENURE: Freehold.

