



- Well presented semi-detached house
- Neutral décor and carpets
- Modern kitchen / diner
- Gas central heating and combi boiler
- Double glazed throughout
- 2 Double Bedrooms
- Private garden to rear
- Located close to local amenities and good transport links
- Council tax Band = A
- NO ONWARD CHAIN

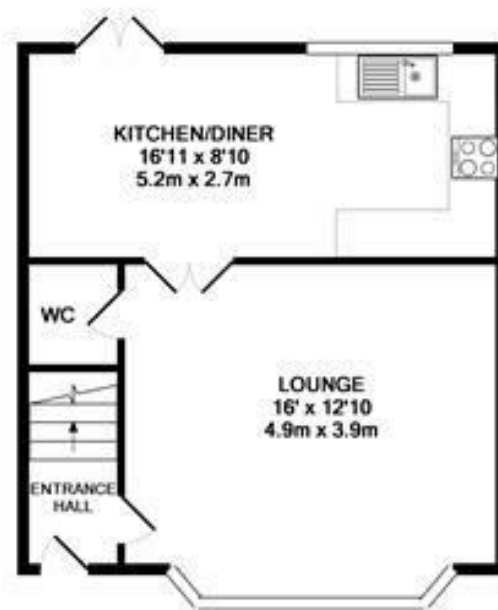
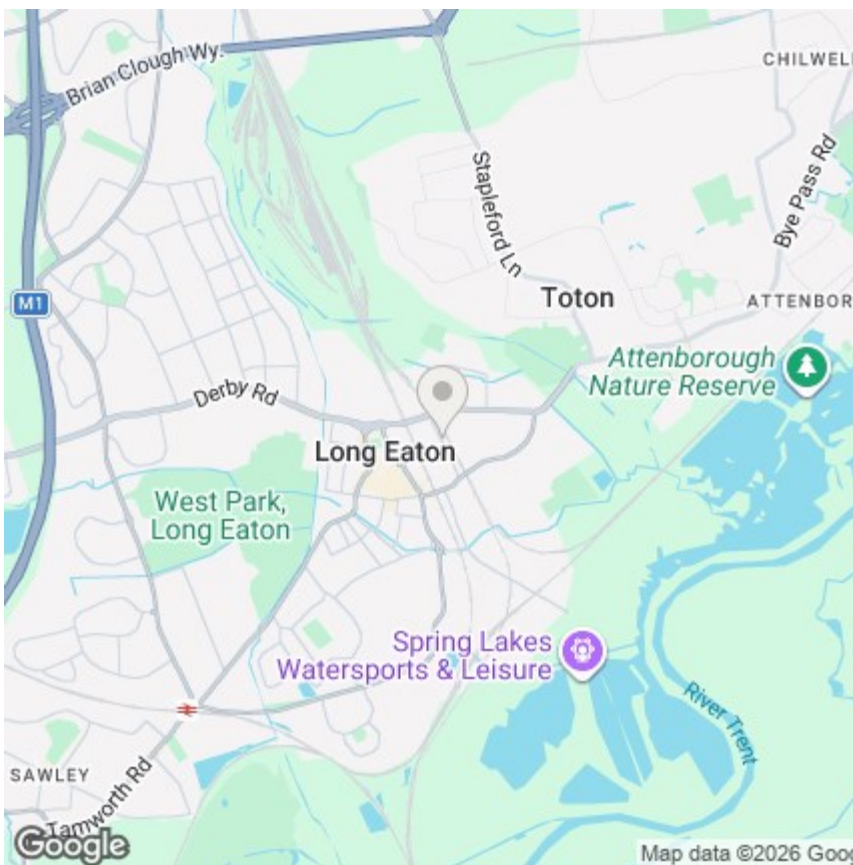
SAB Properties are pleased to offer this wonderful 2 bedroom semi detached home, situated within the heart of Long Eaton.

This tastefully presented home has been lovingly looked after, offering practical and spacious accommodation spanning over two floors and the most delightful rear garden.

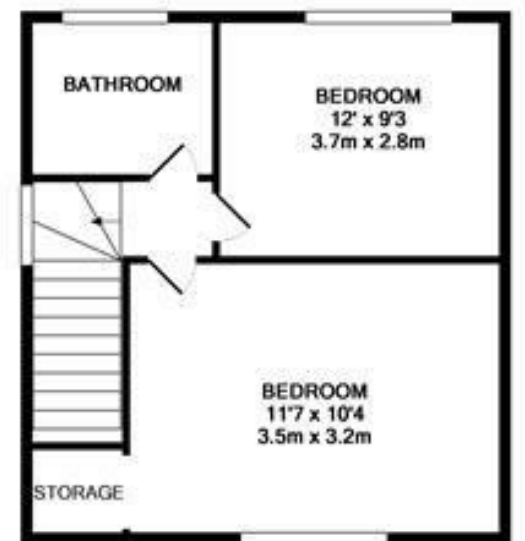
Ideal for first time buyer or investment opportunity with a rental potential of £925.00 per month

## Conway Street, Nottingham

Offers over £190,000



GROUND FLOOR  
APPROX. FLOOR  
AREA 446 SQ.FT.  
(41.4 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 431 SQ.FT.  
(40.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 877 SQ.FT. (81.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		45	
(21-38) F			
(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

SAB Properties are pleased to offer this wonderful 2 bedroom semi detached home, situated within the heart of Long Eaton.

This tastefully presented home has been lovingly looked after, offering practical and spacious accommodation spanning over two floors and the most delightful rear garden.

The downstairs is beautifully appointed encompassing an impressively spacious lounge area, benefitting from tall, coved ceilings and large bay windows to the front and open fire. French doors lead to the lovely kitchen diner, providing ample room for catering and dining, overlooking the attractive rear garden. There is also a downstairs WC.

The upstairs of the property certainly does not disappoint either. Lined with a range of fitted wardrobes, the master bedroom is cosy while being very generous in size with views to the front. There is also a further good sized double bedroom with pleasant views to the rear along with the modern family bathroom.

Outside is an enclosed rear garden lined with an array of mature trees, plants and shrubs. There is also a large summerhouse at the end of the garden.

The property is in a great location for a family, with Grange Junior School within close proximity along with other highly regarded schools for all ages. This makes for easy transport links throughout the surrounding area. For those wishing to commute there are good road networks to Nottingham and Derby via A52 and junction 25 of the M1 motorway. Long Eaton Town Centre itself boasts a range of excellent local amenities, which are within walking distance, coupled with several pubs/restaurants just a stones throw away, this property is ideally placed.

### Entrance

With UPVC front entrance door, stairs to the first floor and radiator.

### Lounge

16'0" x 12'9" (4.88m x 3.9m )

Spacious living room with a UPVC double glazed bay window to the front elevation, feature timber 'Adam' style fire surround with hearth and open working fire and grate, TV point, wall mounted radiator and coving to the ceiling, French doors to kitchen/diner.

### Downstairs WC

Comprising of low flush WC, wash hand basin, laminate flooring and wall mounted combination boiler.

### Kitchen Diner

16'11" x 8'9" (5.16m x 2.69m )

Located to the rear overlooking the garden. With a good selection of wall and base units and roll edged worktop with ample plug sockets. Sink and drainer with flexi mixer tap. Complimentary ceramic tiling to walls and floor. Integrated electric oven and hob with overhead extractor hood. Plumbing for washing machine and space for fridge and freezer. Neutral décor. UPVC double glazed window and French doors overlooking rear garden.

Space to accommodate a dining table and chairs

### Bedroom 1

11'6" x 10'4" (3.53m x 3.15m (11.1 )

Generous master bedroom with coved ceilings, two UPVC double glazed windows to the front elevation, range of fitted wardrobes and additional store cupboards and drawer units, wall mounted radiator and built-in store area providing power and storage provision. This room will easily accommodate a king sized bed. Neutral décor and flooring.



### Bedroom 2

12'0" x 9'3" (3.66m x 2.82m )

Another good sized double bedroom with UPVC double glazed window overlooking the rear garden. Wall mounted radiator, neutral décor and flooring.

### Bathroom

Suite comprising of bath, with gravity feed shower over and glass shower screen. Stainless mixer taps to the side. Low level WC and pedestal wash basin with stainless mixer tap. Complimentary tiling to walls. Neutral décor and flooring. Wall mounted stainless heated towel rail, extractor fan, handy mirrored storage cupboard and UPVC double glazed window opaque window.

### Outside

To the front there is a gated pathway leading to the front entrance door with a privet style hedge and small front garden.

To the rear of the property there is a decent sized rear garden with slabbed patio area, steps leading down to a garden laid mainly to lawn with gravelled borders and flower beds, and a handy storage shed to the bottom of the garden.

### 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

Any Legal Restrictions - No

Other Material Issues - No

Council Tax - Erewash Borough Council Band A

Electrical Safety Certificate valid until June 2030

Gas safety Certificate valid until June 2026

### Tenure

Freehold

Vacant possession on completion of sale

### Directions

Proceed out of Long Eaton, along Nottingham Road, go under the train bridge, turn right on to Conway Street, where 74 is on the left hand side displaying our "for sale" board.