



# BELVOIR!

Property is personal

## 3 bed semi-detached house to buy in NG10

Ingleby Road, Long Eaton, Nottingham, Derbyshire, NG10 3DG

**£180,000** Starting Bid

 x 3  x 3  x 1

Tenure

**Freehold**

Driveway parking

## Property features

- ✓ Being Sold via Secure Sale online bidding. Terms & Conditions apply
- ✓ Immediate 'exchange of contracts' available
- ✓ Three bedroom semi detached property
- ✓ Recently renovated kitchen and new carpets downstairs/stairs/landing and back

## Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTC (fibre to the cabinet)
- ✓ Mobile signal: Good

## Description

Being Sold via Secure Sale online bidding. Terms & Conditions apply.

\*\* Three Bedroom Semi-Detached Home with Front & Rear Gardens and Driveway Parking \*\*

This well-presented three-bedroom semi-detached property is located in the popular NG10 area, offering a spacious layout, private garden, and convenient access to local amenities.

The property comprises:

Entrance hallway with access to ground and first floor accommodation

Lounge with front aspect window

Recently renovated kitchen/dining area

Ample built-in storage throughout

Three well-proportioned bedrooms

Family bathroom with three-piece suite

Externally, the property benefits from both front and rear gardens, as well as a driveway providing off-street parking.

Location

Situated in NG10, the property is within easy reach of Long Eaton town centre, which offers a wide range of shops, supermarkets, schools, and healthcare facilities. The area is well served by public transport, with nearby bus routes and Long Eaton railway station providing access to Nottingham, Derby, and beyond. For those commuting by car, the A52, M1 motorway (Junction 25), and A50 are all easily accessible. Recreational spaces such as West Park and Trent Lock are also close by, offering opportunities for leisure and outdoor activities.

Please call to arrange a viewing!

Council Tax Band: B

Tenure: Freehold

Price: Starting Bid £180,000

Property Type: Semi-detached house

Parking: Driveway

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

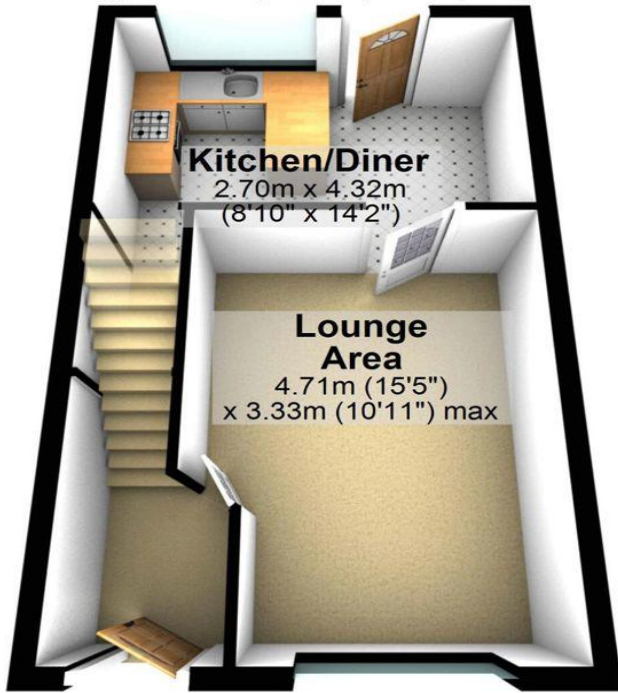
Air conditioning: No

Broadband: FTTC (fibre to the cabinet)

Mobile signal coverage: Good

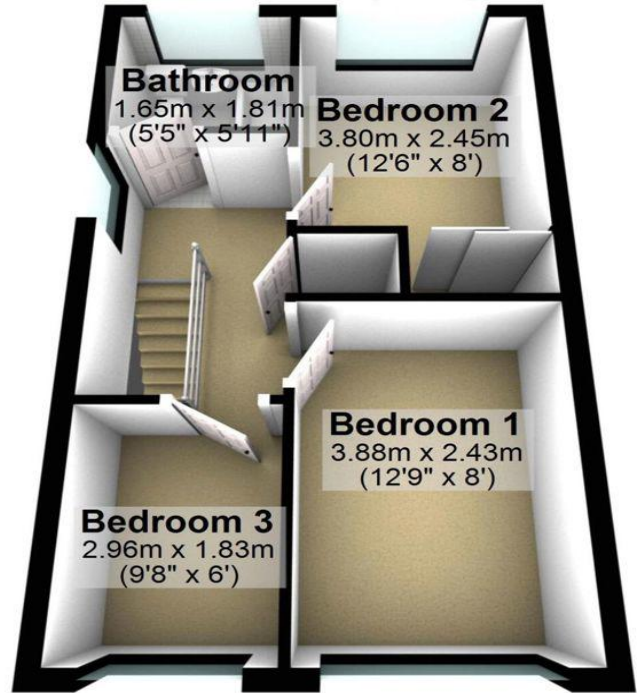
## Ground Floor

Approx. 32.5 sq. metres (349.4 sq. feet)




## First Floor

Approx. 34.3 sq. metres (369.2 sq. feet)



Total area: approx. 66.8 sq. metres (718.6 sq. feet)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		<b>S1</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>65</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

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Contact your local branch today for more information on this property:

**235 Church Street, Blackpool, Lancashire, FY1 3PB, <http://www.kenricksestateagents.co.uk/>**

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