



76 Bridge Street,  
Long Eaton, Nottingham  
NG10 4QQ

**Price Guide £150-160,000**  
**Freehold**



A TWO DOUBLE BEDROOM SEMI-DETACHED HOUSE WITH LOW MAINTENANCE REAR GARDEN, BEING SOLD WITH THE BENEFIT OF NO ONWARD CHAIN.

Robert Ellis are pleased to market this spacious two double bedroom semi-detached home, perfect for a wide range of buyers including first time buyers, investors, families and downsizers alike. The property is constructed of brick and benefits mostly double glazing and gas central heating throughout. An internal viewing is highly recommended.

In brief, the property comprises, A lounge, dining room, kitchen, hall/utility space and downstairs WC. To the first floor, the landing leads to two generous bedrooms and a large family bathroom suite. To the exterior, there is a low maintenance courtyard garden.

Located in the popular residential town of Long Eaton, close to a wide range of local schools, shops and parks. Long Eaton town centre is within walking distance where supermarkets, healthcare facilities and other retail outlets can be found. There are fantastic transport links nearby including nearby bus stops and easy access to major road links such as the A50, M1 and A52. Both east midlands airport and Long Eaton train station are just a short drive away.



#### Lounge

11'3 x 11'7 approx (3.43m x 3.53m approx)  
UPVC double glazed window overlooking the front,  
uPVC double glazed door leading to the front,  
wooden floorboards, radiator, textured ceiling, ceiling  
light.

#### Dining Room

12'4 x 11'3 approx (3.76m x 3.43m approx)  
UPVC double glazed window overlooking the rear,  
carpeted flooring, radiator, built in storage cupboard,  
textured ceiling, ceiling light.

#### Kitchen

9'3 x 7'3 approx (2.82m x 2.21m approx)  
Single glazed wooden window overlooking the side,  
vinyl flooring, painted plaster ceiling, space for washing  
machine, space for cooker, ceiling light.

#### Hall/Utility

4'2 x 7'5 approx (1.27m x 2.26m approx)  
UPVC double glazed door leading to the rear,  
carpeted flooring, radiator, painted plaster ceiling,  
ceiling light.

#### Downstairs WC

2'4 x 3'5 approx (0.71m x 1.04m approx)  
Low flush w.c., vinyl flooring, painted plaster ceiling,  
ceiling light.

#### First Floor Landing

Carpeted flooring, textured, ceiling light.

#### Bedroom 1

11'4 x 12'3 approx (3.45m x 3.73m approx)  
UPVC double glazed window overlooking the front,  
carpeted flooring, radiator, built in storage cupboard,  
textured ceiling, ceiling light.

#### Bedroom 2

9'1 x 11'4 approx (2.77m x 3.45m approx)  
UPVC double glazed window overlooking the rear,  
carpeted flooring, radiator, textured ceiling, ceiling light.

#### Family Bathroom

7'4 x 8'9 approx (2.24m x 2.67m approx)  
Single glazed wooden patterned window overlooking  
the rear, vinyl flooring, WC, pedestal sink, bath, shower,  
built in storage cupboard, textured ceiling, ceiling light.

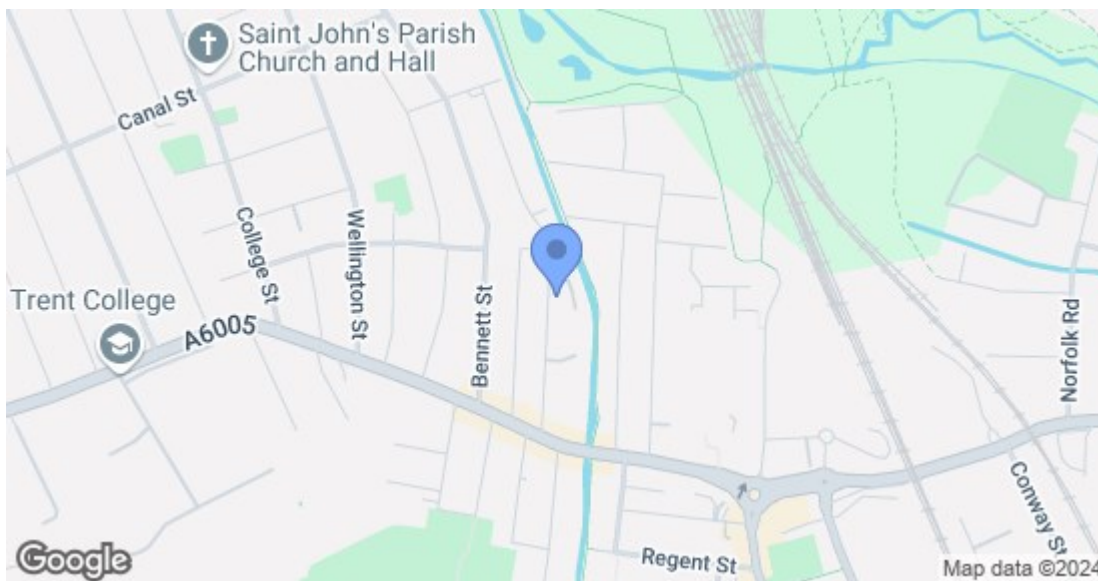
#### Outside

To the rear there is a low maintenance courtyard  
garden.

#### Directions

Proceed out of Long Eaton along Derby Road and  
after the canal bridge turn right into Bridge Street and  
the property can be found as identified by our for sale  
board.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		51	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.