



Conway Street,
Long Eaton, Nottingham
NG10 2AD

Price Guide £175-180,000

Freehold

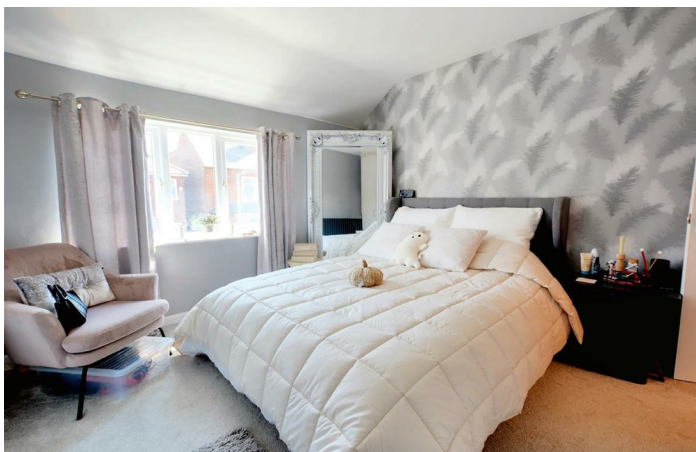


A WELL PRESENTED TWO DOUBLE BEDROOM MID-TERRACED HOUSE WITH LOW MAINTENANCE REAR GARDEN, PERFECT FOR FIRST TIME BUYERS.

Robert Ellis are delighted to bring to the market this well presented and modern, two double bedroom mid-terraced property. The property is constructed of brick and benefits double glazing and gas central heating throughout and boasts a low maintenance garden with artificial turf. The property would suit a wide range of buyers and would be the ideal home for a first time buyer. An internal viewing is highly recommended to appreciate the property and location on offer.

In brief, the property comprises a lounge with multi-fuel burner and composite front door, modern kitchen with integrated appliances and generous family bathroom with freestanding bath. To the first floor the landing leads to two double bedrooms with the master benefiting from fitted wardrobes and an en-suite shower room. To the exterior, there is a low maintenance front garden setting the property back from the pavement with access to the side and a gate for the the garden. The rear garden boasts artificial turf, a patio area and summerhouse with power supply.

Located in the popular residential town of Long Eaton and within walking distance to the town centre, this property is situated close to a wide range of local schools, shops, parks, supermarkets and healthcare facilities. There are fantastic transport links available including nearby bus stops and easy access to major road links such as the M1, A50 and A52 to both Nottingham and Derby with East Midlands Airport and Long Eaton train station just a short drive away.



Lounge

10'8 x 11'8 approx (3.25m x 3.56m approx)
UPVC double glazed window overlooking the front, composite front door, laminate flooring, multi fuel burner, radiator, ceiling light.

Kitchen

7'6 x 11'7 approx (2.29m x 3.53m approx)
UPVC double glazed window overlooking the rear, UPVC double glazed door leading to the rear garden, laminate flooring, storage cupboard, wall, base and drawer units with inset sink and drainer, integrated electric oven, electric hob, overhead extractor fan, space for fridge/freezer, space for tumble dryer, integrated washing machine, integrated slimline dishwasher, ceiling light.

Family Bathroom

5'9 x 10'2 approx (1.75m x 3.10m approx)
UPVC double glazed patterned window overlooking the side, laminate flooring, freestanding bath, top mounted sink, low flush w.c., heated towel rail, ceiling light.

Bedroom 1

11'7 x 10'1 approx (3.53m x 3.07m approx)
UPVC double glazed window overlooking the front, carpeted flooring, fitted wardrobes, radiator, ceiling light.

En-Suite

4'1 x 10'3 approx (1.24m x 3.12m approx)
UPVC double glazed patterned window overlooking the front, laminate flooring, top mounted sink, low flush w.c., double walk in shower with rainfall shower head, heated towel rail, painted plaster ceiling, spotlights.

Bedroom 2

7'7 x 11'9 approx (2.31m x 3.58m approx)
UPVC double glazed window overlooking the rear, carpeted flooring, radiator, cupboard housing the boiler, ceiling light.

Outside

To the front of the property there is a low maintenance garden with access to the side where there is a gate leading to the rear garden. To the rear, there is an enclosed garden with artificial turf, a summerhouse with power and patio area.

Directions

Proceed out of Long Eaton along Nottingham Road and after the bridge turn right into Conway Street.
8107RS

Council Tax

Erewash Borough Council Band A

Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Broadband (estimated speeds)

Standard 15mbps Superfast 60mbps Ultrafast 1000mbps

Phone Signal – 02, EE, Three, Vodafone

Sewage – Mains supply

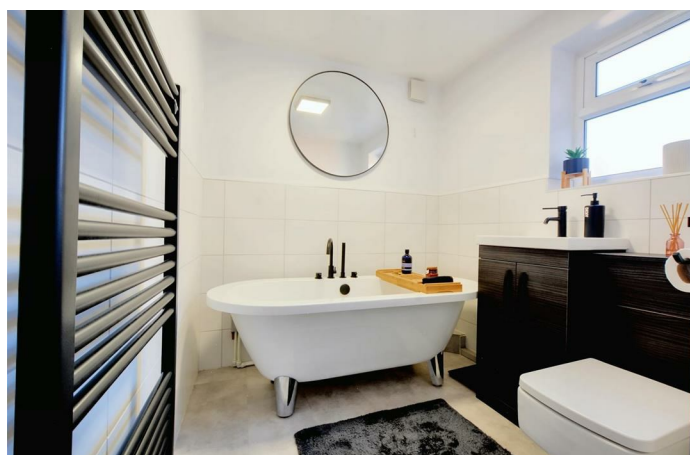
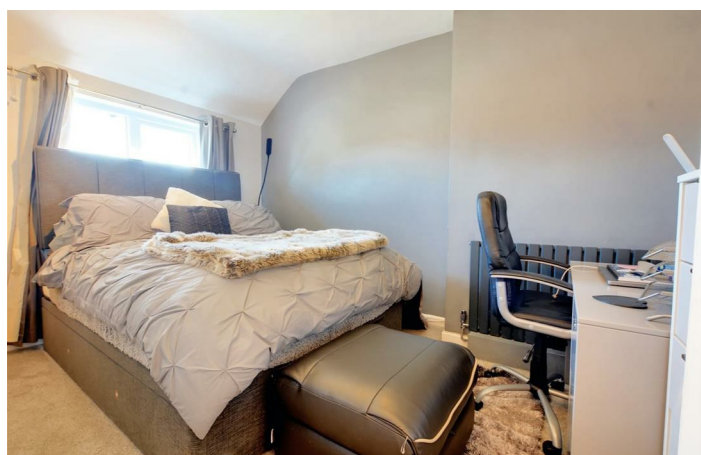
Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No





Energy Efficiency Rating	
	Current Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
	88
	55
England & Wales EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating	
	Current Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions	
England & Wales 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.