



East Street,
Long Eaton, Nottingham
NG10 2DH

£219,950 Freehold



A WELL PRESENTED AND SPACIOUS, THREE BEDROOM SEMI-DETACHED HOUSE WITH AMPLE OFF STREET PARKING AND A LOW MAINTENANCE GARDEN, SITUATED WITHIN A QUIET CUL-DE-SAC CLOSE TO LONG EATON TOWN CENTRE.

Robert Ellis are delighted to bring to the market this spacious and well presented three bedroom semi-detached house perfect for a wide range of buyers including first time buyers and families alike. The property benefits double glazing and gas central heating throughout and is situated within a quiet cul-de-sac within walking distance to Long Eaton town centre. An internal viewing is highly recommended to appreciate the property and location on offer.

In brief, the property comprises, an entrance hallway, Lounge/Diner, downstairs WC, kitchen and garden room to the rear. To the first floor the landing leads to three generous bedrooms and the family shower room. To the exterior, there is ample off street parking to the front of the property with access to the side for the rear garden. To the rear, there is a low maintenance and enclosed garden.

Located in the popular residential town of Long Eaton on a quiet cul-de-sac, close to local amenities and within walking distance to Long Eaton town centre. There are fantastic transport links available including nearby bus stops and easy access to major road links including the M1, A50 and A52 to both Nottingham and Derby with East Midlands Airport and Long Eaton train station just a short drive away.



Entrance Hallway

UPVC double glazed front door, tiled flooring, ceiling light.

Lounge

11'5 x 11'5 approx (3.48m x 3.48m approx)

UPVC double glazed window overlooking the front, laminate flooring, gas fire and ceiling light.

Dining Room

11'6 x 11'5 approx (3.51m x 3.48m approx)

Laminate flooring, radiator and ceiling light.

Ground Floor w.c.

2'0 x 4'6 approx (0.61m x 1.37m approx)

UPVC double glazed patterned window overlooking the side, tiled flooring, low flush w.c. and ceiling light.

Kitchen

5'5 x 18'2 approx (1.65m x 5.54m approx)

UPVC double glazed door leading to the side, UPVC double glazed window overlooking the rear, tiled flooring, wall and base units with work surfaces over, inset sink and drainer, space for freestanding cooker, space for washing machine, radiator, ceiling light.

Garden Room

11'2 x 8'4 approx (3.40m x 2.54m approx)

UPVC double glazed French doors overlooking and leading to the garden, carpeted flooring, radiator and ceiling light.

First Floor Landing

UPVC double glazed window overlooking the side, carpeted flooring and ceiling light.

Bedroom 1

14'5 x 11'6 approx (4.39m x 3.51m approx)

UPVC double glazed window overlooking the front, carpeted flooring, radiator and ceiling light.

Bedroom 2

11'6 x 10'0 approx (3.51m x 3.05m approx)

UPVC double glazed window overlooking the rear, carpeted flooring, radiator and ceiling light.

Bedroom 3

7'2 x 8'5 approx (2.18m x 2.57m approx)

UPVC double glazed window overlooking the rear, carpeted flooring, radiator and ceiling light.

Shower Room

5'5 x 7'1 approx (1.65m x 2.16m approx)

UPVC double glazed window overlooking the front, carpeted flooring, low flush w.c., heated towel rail, top mounted sink, double shower and spotlights.

Outside

To the front there is a large block paved driveway with access to the side through a gate.

To the rear there is a low maintenance and enclosed garden which includes a vegetable patch and there are two metal sheds, a greenhouse and additional storage unit.

Directions

Proceed out of Long Eaton along Waverley Street and turn left at the traffic lights into Station Road and East Street can be found on the left with the property on the left.

8103RS

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 16mbps Superfast 80mbps 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

Council Tax

Erewash Borough Council Band A



Robert Ellis
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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.