



Nathaniel Road,  
Long Eaton, Nottingham  
NG10 1GB

**O/I/R £164,950 Freehold**



A WELL PRESENTED, TWO DOUBLE BEDROOM MID-TERRACED PROPERTY WITHIN WALKING DISTANCE TO LONG EATON TOWN CENTRE, PERFECT FOR FIRST TIME BUYERS AND INVESTORS ALIKE.

Robert Ellis are excited to bring to the market for purchase, this spacious and well presented two double bedroom mid-terraced property that would be perfect for first time buyers and investors alike. The property is constructed of brick and benefits double glazing and gas central heating throughout with a generous rear garden and 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, a lounge, dining room/kitchen with integrated cooking appliances and the newly fitted three piece family bathroom suite. To the first floor, the landing leads to two double bedrooms. To the exterior, there is a large and enclosed rear garden with patio areas, turf and wooden storage shed with a power supply.

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



## Lounge

11'2 x 10'7 approx (3.40m x 3.23m approx)

Composite front door, UPVC double glazed window overlooking the front, laminate flooring, radiator, electric fire, ceiling light.

## Dining Room

10'6 x 11'2 approx (3.20m x 3.40m approx)

UPVC double glazed patterned window leading to the rear garden, laminate flooring, under stairs storage cupboard, radiator, feature fireplace with exposed brick halve, ceiling light.

## Kitchen

7'1 x 5'8 approx (2.16m x 1.73m approx)

UPVC double glazed window overlooking the side, tiled flooring, wall and base units with worksurfaces over, inset sink and drainer, integrated electric oven, integrated electric hob and overhead extractor fan, space for a washing machine, space for fridge/freezer, ceiling light.

## Family Bathroom

5'9 x 6'5 approx (1.75m x 1.96m approx)

UPVC double glazed patterned window overlooking the side, tiled flooring, low flush w.c., top mounted sink, bath with rainfall shower over the bath, spotlights.

## First Floor Landing

With doors to:

## Bedroom One

11'1 x 10'6 approx (3.38m x 3.20m approx)

UPVC double glazed window overlooking the rear, carpeted flooring, radiator, over stairs storage with access into the loft, ceiling light.

## Bedroom Two

11'3 x 10'8 approx (3.43m x 3.25m approx)

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

## Outside

To the front of the property there is on street parking available. To the rear, a generous and enclosed garden with patio areas, turf and a wooden storage shed with a power

supply. There is also a gate leading to the neighbours garden for access to the alley. Neighbouring properties require access through the rear garden for the alley.

## Directions

Proceed out of Long Eaton along Waverley Street and at the traffic island take the third exit onto Nathaniel Road where the property can be found on the right as identified by our for sale board.

8133RS

## 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 - Standard 16mbps Superfast 80mbps

Ultrafast 1000mbps

Phone Signal – EE, O2, Vodafone, Three

Sewage – Mains supply

Flood Risk – No, surface water low

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

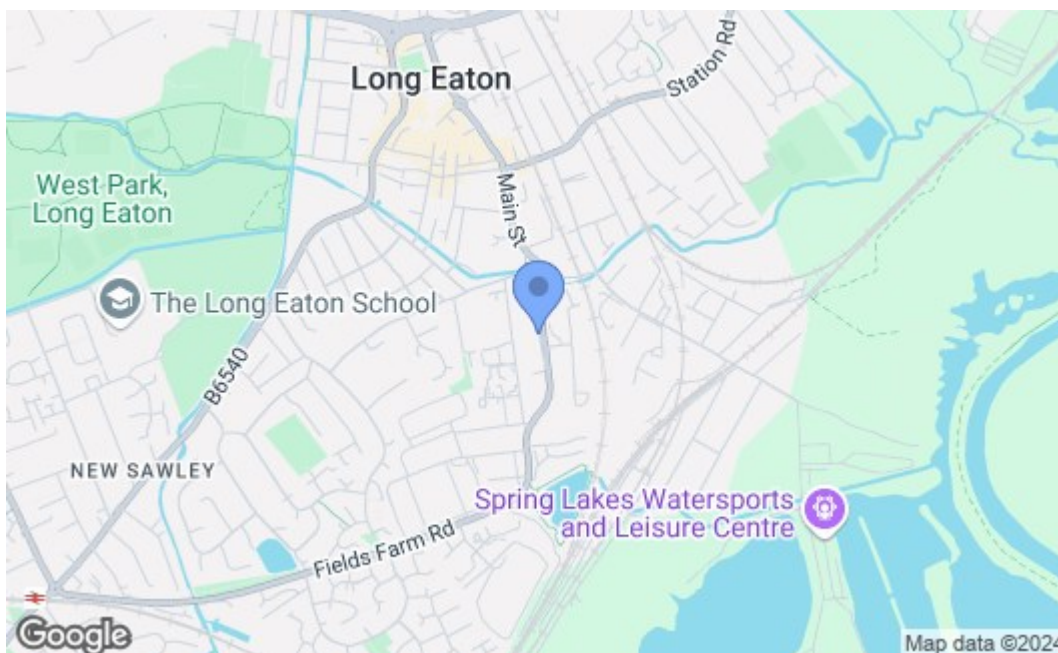
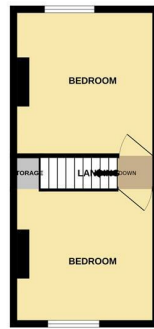
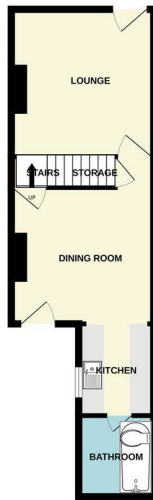
Other Material Issues – No



GROUND FLOOR

Robert Ellis  
ESTATE AGENTS

FIRST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C		66	
(55-68) D			
(39-54) E			
(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.