



Wellington Street,  
Long Eaton, Nottingham  
NG10 4JN

**£180,000 Freehold**



BEING SITUATED TOWARDS THE END OF WELLINGTON STREET, THIS TRADITIONAL BAY FRONTED PROPERTY PROVIDES A LOVELY TWO BEDROOM HOME WITH A PRIVATE GARDEN TO THE REAR BEING SOLD WITH NO UPWARD CHAIN

Being set back from the road with a small garden area at the front, this traditional bay fronted semi detached property provides the opportunity for a new owner to stamp their own mark on their next property. The property benefits from a new combination boiler and electrical consumer unit. For the size of the accommodation included and the privacy of the rear garden to be appreciated, we strongly recommend that all interested parties do take a full inspection so they are able to see the whole property for themselves. Being positioned on Wellington Street, the property is within easy reach of the centre of Long Eaton where there are many amenities and facilities and to J25 of the M1, all of which has helped to make this a very convenient and popular place for people to live.

The property is constructed of brick under a slate roof and the well proportioned accommodation is double glazed and benefits from gas central heating and an electric fire to the main reception room. In brief the accommodation includes a hallway, lounge, dining/sitting room and a kitchen with a door from the kitchen open to a rear lobby area which takes you to a downstairs w.c. To the first floor the landing leads to the two bedrooms and the shower room. Outside there is a garage with lights and power to the side with a driveway to the front side, there is a slate chipped bed area which helps to keep maintenance to a minimum and there is a path leading through a gate to the left hand side of the property to the rear where there is a concrete area leading onto a lawned garden with established beds to the sides and there is a path leading to the bottom of the garden where there is a further decked area. The rear garden is kept private by having fencing to the three main boundaries.

The property is within easy of Long Eaton town centre where there are Asda, Tesco and Lidl stores and many other retail outlets, there are schools within easy reach of the property, healthcare and sports facilities including the West Park Leisure Centre and as well as J25 of the M1, the transport links include stations at Long Eaton and East Midlands Parkway, East Midlands Airport and the A52 and other main roads, all of which provide good access to Nottingham, Derby and other East Midlands towns and cities.



### Entrance Hallway

3' x 3 approx (0.91m x 0.91m approx)

With wooden floorboards, doors to lounge and dining room and stairs to first floor, ceiling light

### Lounge

14' 11'10 approx (4.27m 3.61m approx)

Double glazed uPVC bay window to the front, with contemporary shutters fitted, electric fire with cream marble style hearth, ceiling light, radiator and wooden flooring, ceiling rose and coving.

### Kitchen

4'1" x 6'11" approx (1.27m x 2.13m approx)

Extended fitted kitchen comprising under and over counter units, sink with drainer and taps, electric hob, fitted oven and microwave. Space for washing machine. uPVC double glazed window to the side, tiled flooring and access to the downstairs toilet and garden. Open to:

### Dining Room

9'2 x 14' approx (2.79m x 4.27m approx )

Double glazed uPVC window to the rear, spacious under stairs pantry, work surfaces and tiled flooring, radiator, ceiling light, tv point, open fireplace with space for fire.

### Downstairs W.C

5'10" x 6'2" approx (1.8 x 1.9 approx)

UPVc patterned window tp rear, w.c, ceiling light, tile flooring.

### Lobby

### First Floor Landing

With doors to:

### Bedroom 1

14'0" x 11'10" (4.27m x 3.61m)

Double glazed uPVC window to the front with contemporary fitted shutters, wooden flooring, radiator, ceiling lght, ornate coving and access tot he loft via a loft hatch

### Bedroom 2

8'7" x 9'2" (2.63m x 2.80m)

Double glazed uPVC window to the rear, wooden flooring, radiator, ceiling light, ornate coving and large in-built storage cupboard housing the combi boiler.

### Shower Room

4'10" x 6'5" (1.48m x 1.97m)

Double glazed uPVC window to the rear, fitted bathroom suite comprising shower and cubicle, low level flush toilet, sink with taps and under storage, tiled flooring and towel radiator.

### Outside

To the front of the property is a good sized driveway leading to the rear garage via a wooden gate. The beautiful established rear garden is larger than average and is split into two parts. The bottom offers a decking seating area along with lawn, established shrubs and shed. The other half offers a patio area with established shrubs and bushes. There is also a side patio area allowing entrance to the single garage.

### Garage

17'2 x 9' approx (5.23m x 2.74m approx)

A concrete garage with UPVc door to the side and window to the side with metal up and over door to the front.

### Directions

Proceed out of Long Eaton along Derby Road and Wellington Street can be found as a turning on the right hand side. Continue for some distance and the property can be found as identified by our for sale board.

8194

### Council Tax Band

Erewash borough Council Tax band B

### Agents Notes - Additional Information

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank : No

Broadband: BT, Sky, Virgin

Broadband Speed: Standard 20mbps Ultrafast 1000mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding since flood defences were established for Long Eaton circa. 1950

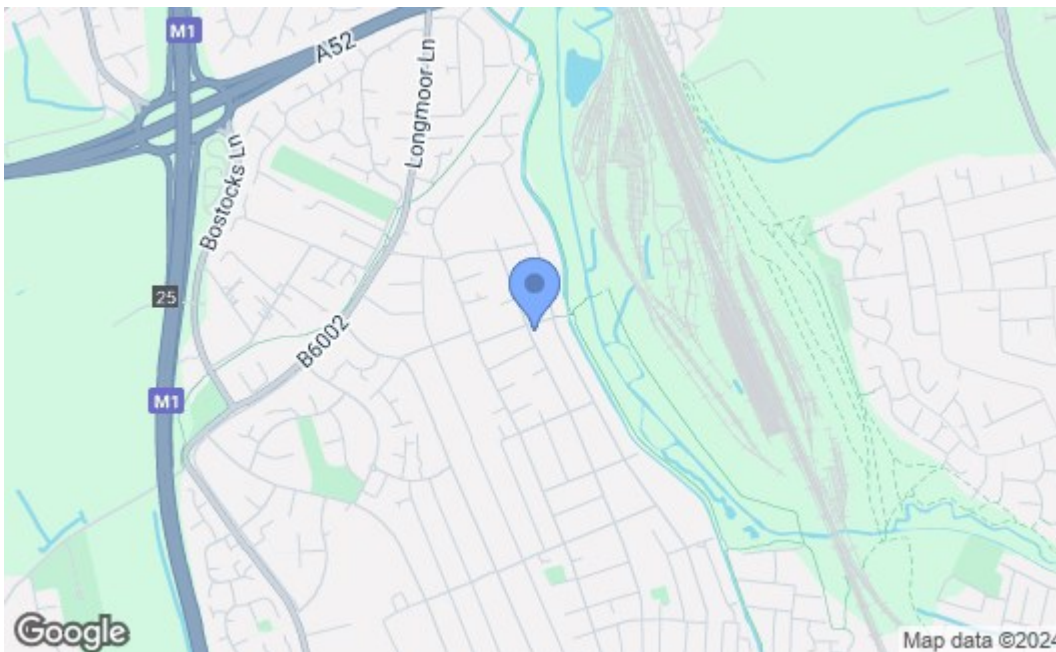
Flood Defences: No

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			82
(69-80) C			
(55-68) D		56	
(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.