



Bennett Street,  
Long Eaton, Nottingham  
NG10 4RA

**£174,950 Freehold**





A TWO DOUBLE BEDROOM SEMI DETACHED PROPERTY WITH TWO RECEPTION ROOMS, DOWNSTAIRS WC AND A UTILITY ROOM. PERFECT FOR FIRST TIME BUYERS AND WITHIN WALKING DISTANCE TO THE TOWN CENTRE.

Robert Ellis are delighted to market this well presented and spacious, two double bedroom semi detached property with two reception rooms, two double bedrooms and low maintenance garden, within walking distance from the town centre. The property is constructed or brick to the external elevations and benefits double glazing and gas central heating throughout. This property would be ideal for first time buyers, families, people looking to downsize and investors who are looking for the ideal buy to let. An internal viewing is highly recommended to appreciate the property and location on offer.

In brief, the property comprises a lounge with covered open fireplace, dining room with covered open fireplace, kitchen with integrated cooking appliances, utility room and downstairs WC. To the first floor, the landing leads to the master bedroom to the front of the property with built in storage cupboard, the second bedroom located to the centre of the property with access into the family bathroom. To the exterior, there is a low maintenance and enclosed garden with patio area, artificial turf and wooden storage shed.

Located in the popular residential town of Long Eaton, close to a wide range of local schools, shops and parks. The property is within walking distance to the town centre where further shops, supermarkets and healthcare facilities can be found. 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 local train stations just a short drive away.



### Lounge

12'2 x 12'1 approx (3.71m x 3.68m approx)

Double glazed front, composite front door, radiator, carpeted flooring, covered open fireplace, ceiling light.

### Dining Room

12'0 x 12'1 approx (3.66m x 3.68m approx)

Double glazed window overlooking the rear, carpeted flooring, under stairs storage cupboard, radiator, ceiling light.

### Kitchen

8'9 x 6'7 approx (2.67m x 2.01m approx)

Double glazed window overlooking the side and door leading to the garden, vinyl flooring, wall and base units with work surfaces over, integrated electric oven and microwave, gas hob with overhead extractor fan, space for fridge, 1½ bowl sink and drainer, ceiling light.

### Utility Room

3'5 x 4'1 approx (1.04m x 1.24m approx)

Double glazed window overlooking the side, vinyl flooring, space for washing machine, space for freezer, wall mounted boiler, ceiling light.

### Ground Floor w.c.

1'8 x 3'5 approx (0.51m x 1.04m approx)

Tiled flooring, low flush w.c., ceiling light.

### First Floor Landing

With doors to:

### Bedroom One

12'1 x 12'1 approx (3.68m x 3.68m approx)

Double glazed window overlooking the front, carpeted flooring, over stairs storage cupboard, radiator, ceiling light.

### Bedroom Two

12'0 x 12'1 approx (3.66m x 3.68m approx)

Double glazed window overlooking the rear, carpeted flooring, radiator, loft hatch, ceiling light.

### Family Bathroom

13'6 x 6'7 approx (4.11m x 2.01m approx)

Double patterned window overlooking the rear, laminate flooring, bath with mixer tap, low flush w.c., pedestal sink, double enclosed shower unit, ceiling light.

### Outside

To the rear, there is a low maintenance and enclosed garden with side access, patio area and artificial turf with a wooden storage shed.

### Directions

Proceed out of Long Eaton along Derby Road and after going over the canal bridge, Bennett Street can be found as the third turning on the right hand side.  
8236RS

### Council Tax

Erewash Borough Council Band A

### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – SKY, BT AND VIRGIN

Broadband Speed - Standard 16mbps Superfast 80mbps

Ultrafast 1000mbps

Phone Signal – O2, EE, THREE AND VODAFONE

Sewage – Mains supply

Flood Risk – No, surface water

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

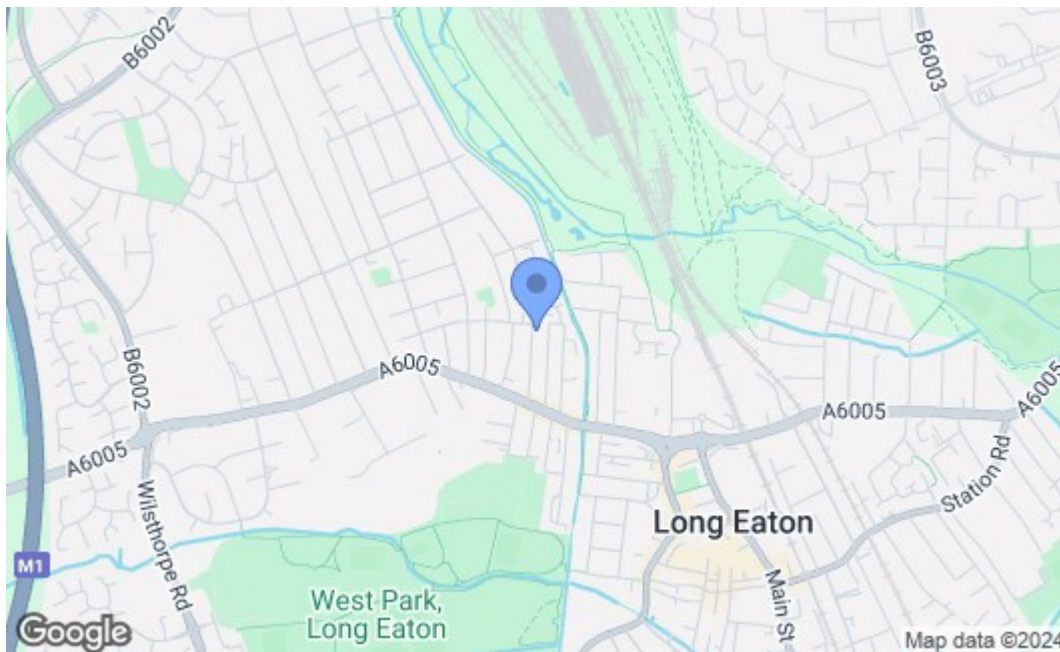
Other Material Issues – No







Robert Ellis  
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(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.