



Nathaniel Road,  
Long Eaton, Nottingham  
NG10 1GB

**£160,000 Freehold**



A WELL PRESENTED AND SPACIOUS, TWO DOUBLE BEDROOM MID-TERRACED PROPERTY WITH LARGE REAR GARDEN, PERFECT FOR A WIDE RANGE OF BUYERS.

Robert Ellis are pleased to be instructed and bring to the market this well presented and spacious two double bedroom mid-terraced property. The property is constructed of brick to the external elevations and benefits double glazing and gas central heating throughout and would make a fantastic purchase for first time buyers, families, people looking to downsize and even investors who are looking for a buy to let opportunity. An internal viewing is highly recommended to appreciate the property and location on offer.

In brief, the property comprises an entrance lounge, a dining room, kitchen, rear hall and three piece family bathroom suite. To the first floor, there are two generous double bedrooms. To the exterior, this property benefits a large rear garden with a patio area, turf and gravel.

Located in the popular residential town of Long Eaton, close to a wide range of local schools, shops and parks. Long Eaton town centre is within walking distance 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. East Midlands Airport and Long Eaton train station are also just a short drive away.



### Lounge

11'2 x 11'2 approx (3.40m x 3.40m approx)

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

### Dining Room

14'4 x 11'11 approx (4.37m x 3.63m approx)

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

### Kitchen

7'4 x 6'4 approx (2.24m x 1.93m approx)

Double glazed window overlooking the side, tiled flooring, wall mounted boiler, wall and base units with work surfaces over, inset sink and drainer, freestanding electric oven and gas hob, space for washing machine, space for fridge, ceiling light.

### Rear Hall

uPVC double glazed door leading to the rear garden, tiled flooring, textured ceiling, ceiling light.

### Family Bathroom

7'3 x 6'3 approx (2.21m x 1.91m approx)

Double glazed patterned window overlooking the side, tiled flooring, bath with shower over, low flush w.c., pedestal sink, heated towel rail, ceiling light.

### First Floor Landing

With doors to:

### Bedroom 1

11'8 x 11'4 approx (3.56m x 3.45m approx)

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

### Bedroom 2

11'9 x 11'6 approx (3.58m x 3.51m approx)

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

### Outside

To the rear, there is a large garden with a patio area to the top and gravelled patio area to the bottom with lawn.

### 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.  
8259RS

### 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

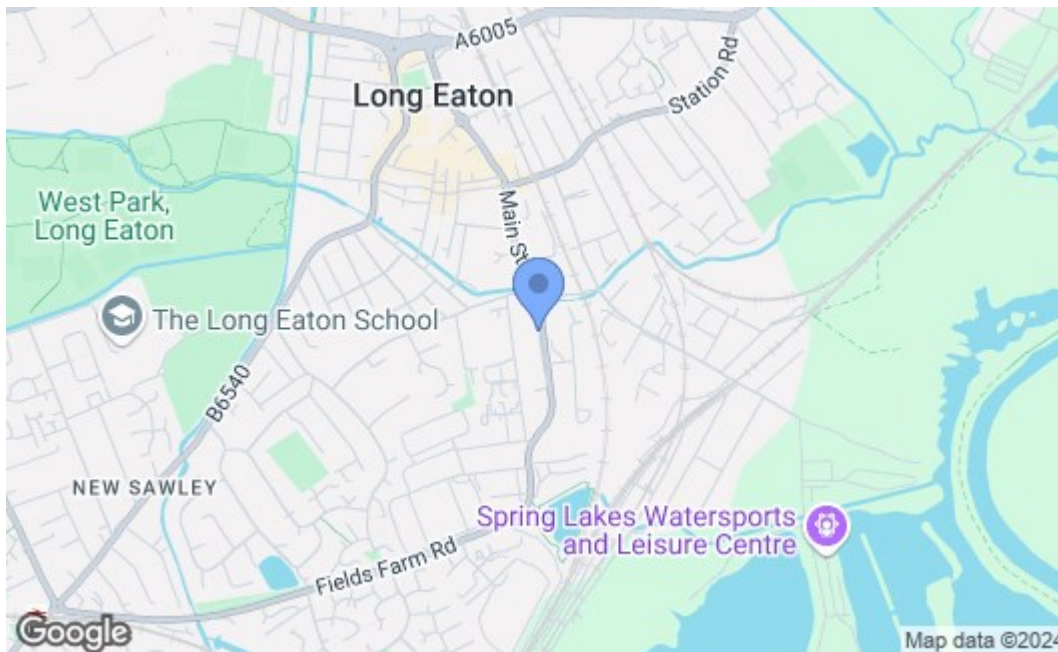
Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No





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			
		65	83
<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.