



Cornwallis Close,  
Long Eaton, Nottingham  
NG10 1DW

**£204,950 Freehold**





A SPACIOUS, THREE BEDROOM MID-TERRACED HOUSE WITH OFF STREET PARKING AND REAR GARDEN OVERLOOKING PLAYING FIELDS, BEING SOLD WITH THE ADDED BENEFIT OF NO ONWARD CHAIN.

Robert Ellis are pleased to be instructed to market this spacious, three bedroom mid-terraced property. The property is constructed of brick to the external elevations and benefits double glazing and gas central heating throughout. This would make a lovely home for a wide range of buyers including first time buyers, families, people who are looking to downsize and equally, investors who are looking for an ideal buy to let opportunity. An internal viewing is highly recommended to appreciate the property and location that is on offer.

In brief, the property comprises an entrance hallway, downstairs WC, lounge and open plan kitchen/diner to the rear with sliding doors leading to the rear garden. To the first floor, the landing boasts ample storage cupboard space and leads to three generous bedrooms and a three piece family bathroom suite. To the exterior, the property has ample off street parking via a driveway for several vehicles and to the rear, an enclosed garden with patio area, turf, wooden storage shed and a gate leading directly onto the playing field to the rear.

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 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 being just a short drive away.





### Entrance Hall

Double glazed front door, carpeted flooring, radiator, built in storage cupboard, ceiling light.

### Ground Floor w.c.

5'5 x 2'9 approx (1.65m x 0.84m approx)

Double glazed patterned window overlooking the front, tiled flooring, low flush w.c., wall mounted sink, ceiling light.

### Lounge

13'3 x 11'3 approx (4.04m x 3.43m approx)

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

### Kitchen/Diner

8'5 x 17'6 approx (2.57m x 5.33m approx)

Double glazed window overlooking the rear, aluminium sliding doors overlooking and leading to the rear garden, laminate flooring, built in storage cupboard, wall and base units with work surfaces over, inset sink and drainer, integrated electric oven with gas hob and overhead extractor fan, space for fridge/freezer, space for washing machine, space for dishwasher, radiator, ceiling light.

### First Floor Landing

Carpeted flooring, storage cupboards, loft access, ceiling light.

### Bedroom 1

10'3 x 12'9 approx (3.12m x 3.89m approx)

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

### Bedroom 2

11'3 x 13'5 approx (3.43m x 4.09m approx)

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

### Bedroom 3

7'0 x 9'1 approx (2.13m x 2.77m approx)

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

### Family Bathroom

6'6 x 5'5 approx (1.98m x 1.65m approx)

Double glazed patterned window overlooking the rear,

tiled flooring, bath with shower over the bath and rainwater shower head, low flush w.c., pedestal sink, ceiling light.

### Outside

To the front of the property there is ample off street parking via a driveway for several vehicles. To the rear, there is a private garden with patio area, lawn, wooden storage shed and gated access directly to the playing fields to the rear.

### Directions

Proceed out of Long Eaton along Tamworth Road and turn left into Nelson Street which then turns into Collingwood Road. Take the right hand turning into Lynden Avenue and then right into Cornwallis Close.

8266RS

### 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 AND VIRGIN

Broadband Speed - Standard 27mbps Ultrafast 1000mbps

Phone Signal – 02, EE, Three, Vodafone

Sewage – Mains supply

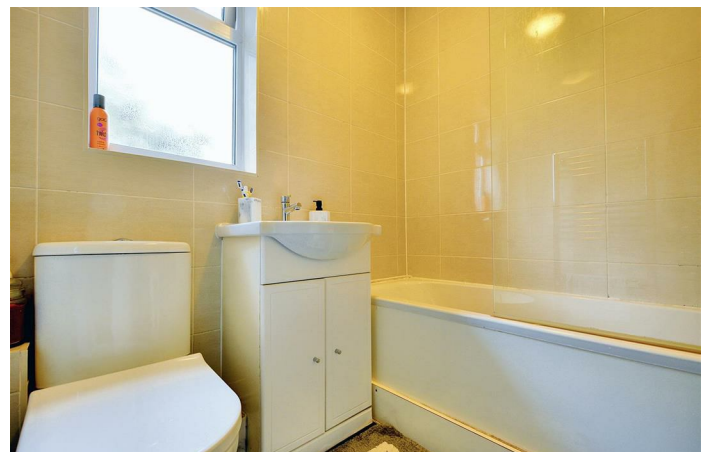
Flood Risk – No, surface water very low

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

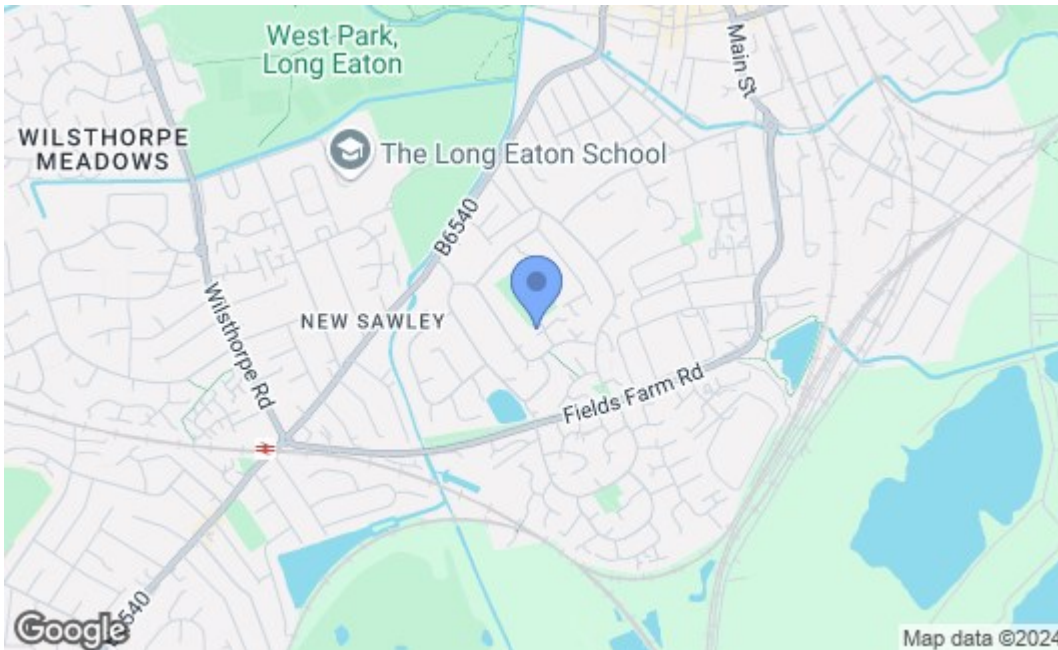
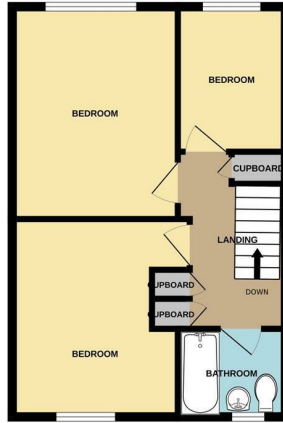
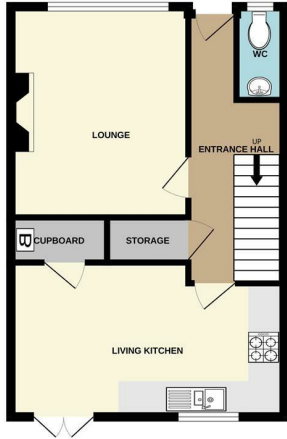
Other Material Issues – No



GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B		76	
(69-80) C			
(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	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>		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.