

Robert Ellis

look no further...



Albert Road,
Long Eaton, Nottingham
NG10 1JZ

O/I/R £224,950 Freehold

0115 946 1818



/robertellisestateagent



@robertellisea



A FANTASTIC EXAMPLE OF A WELL PRESENTED AND SPACIOUS, THREE BEDROOM SEMI-DETACHED EDWARDIAN HOME WITH AN ENCLOSED WALLED GARDEN AND PERMIT PARKING, PERFECT FOR A WIDE RANGE OF BUYERS.

Robert Ellis are delighted to be instructed to market this lovely period home with Edwardian original features throughout, the perfect combination of modern décor with character. The property is constructed of brick to the external elevations and benefits gas central heating and double glazing throughout with the exception of the family bathroom window. This property would be perfect for a wide range of buyers including first time buyers, families and people who are looking to downsize and be within walking distance to the town centre. An internal viewing is highly recommended to appreciate the property and location on offer.

In brief, the property comprises a superb entrance hallway with original Minton tiled flooring, a grand staircase and understairs storage cupboard which was previously used as a downstairs WC and would be very easy to change back if the new owner should wish to do so. There is a generous size lounge to the front of the property with a large bay window and a dining room, kitchen with integrated appliances and utility to the rear. To the first floor, there are three generous bedrooms and a three piece family bathroom suite. The current owner has had four rooms soundproofed being the master and third bedroom as well as the lounge and dining room. To the exterior, the property sits back from the pavement via a brick wall and has access into the rear through a wooden gate. To the rear, there is a low maintenance and enclosed walled garden with a patio area and raised flower bed with mature trees. This property offers permit on street parking to the front with 2 permits maximum for residents and visitor permits available for purchase also.

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, healthcare facilities and bars/restaurants can be found. There are fantastic transport links available such as nearby bus stops and easy access to major road links such as the M1, A50 and A52 to both Nottingham and Derby with local train stations and East Midlands Airport just a short drive away.



Entrance Hallway

uPVC double glazed front door, radiator, original Minton tiled flooring, under stairs storage cupboard that was previously used as a WC and could very easily be changed back, painted plaster ceiling, ceiling light.

Lounge

11'9 x 11'8 (3.58m x 3.56m)

uPVC double glazed bay window and smaller window overlooking the front, carpeted flooring, radiator, soundproofed wall, painted plaster ceiling, ceiling light, feature fireplace.

Dining Room

11'8 x 11'9 (3.56m x 3.58m)

uPVC double glazed window overlooking the rear, carpeted flooring, soundproofed wall, radiator, painted plaster ceiling, ceiling light.

Kitchen

9'5 x 7'5 (2.87m x 2.26m)

uPVC double glazed window overlooking the side and door leading to the rear garden, tiled flooring, radiator, wall and base units with work surfaces over, inset 1½ bowl ceramic sink, integrated electric oven, gas hob and cupboard over, spotlights.

Utility Room

5'4 x 7'7 (1.63m x 2.31m)

uPVC double glazed window overlooking the side with French doors overlooking and leading to the garden, tiled flooring, space for fridge/freezer, space for washing machine, space for tumble dryer, space for dishwasher, painted plaster ceiling, ceiling light.

First Floor Landing

Carpeted flooring, radiator, loft access, painted plaster ceiling, spotlights.

Bedroom One

12'0 x 11'8 (3.66m x 3.56m)

uPVC double glazed window overlooking the front, carpeted flooring, soundproofed wall, radiator, painted plaster ceiling, ceiling light.

Bedroom Two

11'8 x 9'3 (3.56m x 2.82m)

uPVC double glazed window overlooking the rear, carpeted flooring, radiator, fitted cupboard, painted plaster ceiling, ceiling light.

Bedroom Three

9'4 x 7'3 (2.84m x 2.21m)

uPVC double glazed window overlooking the rear, soundproofed wall, radiator, painted plaster ceiling, ceiling light.

Family Bathroom

5'7 x 5'6 (1.70m x 1.68m)

Wooden single glazed window overlooking the side, tiled flooring, WC, wall mounted sink, bath with shower over the bath, radiator, painted plaster ceiling, spotlights.

Outside

To the front, the property is set back from the pavement via a brick wall with access into the rear through a wooden gate.

To the rear there is a low maintenance and enclosed walled garden with a patio area, raised flower bed and mature tree's.

To the front, there is permit parking available with up to two permits for residents and additional visitor permits available.

Directions

Proceed out of Long Eaton along Tamworth Road and at the main traffic light junction turn right into Broad Street and right again into Albert Road.

8301RS

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 77mbps

Ultrafast 1000mbps

Phone Signal – EE, O2, Three, Vodafone

Sewage – Mains supply

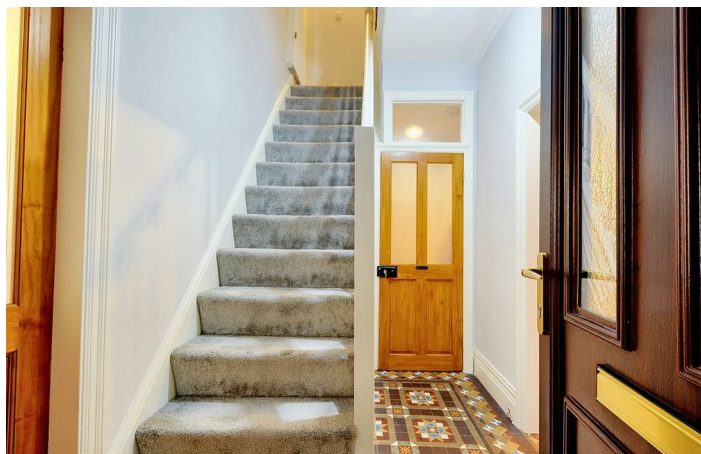
Flood Risk – No, surface water very low

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			77
(69-80) C			
(55-68) D		56	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		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.