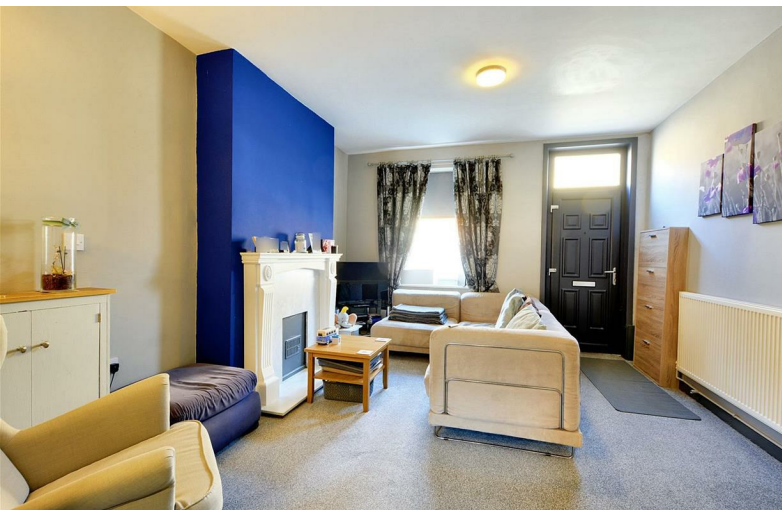


Robert Ellis

look no further...



Trafalgar Terrace,
Long Eaton, Nottingham
NG10 1GP

£129,950 Freehold

0115 946 1818



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@robertellisea



A WELL PRESENTED, TWO DOUBLE BEDROOM MID-TERRACED HOME WITH A LOW MAINTENANCE COURTYARD GARDEN AND WITHIN WALKING DISTANCE TO THE TOWN CENTRE, PERFECT FOR FIRST TIME BUYERS AND INVESTORS ALIKE.

Robert Ellis are pleased to bring to the market this fantastic example of a two double bedroom mid-terraced home situated within a cul-de-sac location and within walking distance to the town centre. The property is constructed of brick to the external elevations and benefits double glazing and gas central heating throughout. This home would be perfect for first time buyers and investors alike and an internal viewing is highly recommended to appreciate the property and location on offer.

In brief, the property comprises a spacious lounge, open dining room with under stairs storage cupboard and kitchen to the rear with space for appliances and access into the rear courtyard garden. To the first floor, the landing leads to two separate double bedrooms and the large three piece family bathroom suite. To the rear, there is a low maintenance courtyard garden with decking area.

Located in the popular residential town of Long Eaton, close to a wide range of local schools, shops and parks and situated within a cul-de-sac that is walking distance to the town centre. There are fantastic transport links such as nearby bus stops and easy access to major road links including the M1, A50 and A52 to both Nottingham and Derby with Long Eaton train station and East Midlands Airport being just a short drive away.



Lounge

uPVC double glazed front door and window overlooking the front, carpeted flooring, radiator, fireplace, painted plaster ceiling, ceiling light.

Dining Room

uPVC double glazed window overlooking the rear, carpeted flooring, built in under stairs storage cupboard, radiator, painted plaster ceiling, ceiling light.

Kitchen

uPVC double glazed window overlooking the rear and door leading to the rear garden, LVT flooring, space for washing machine, space for tumble dryer, space for fridge/freezer, freestanding cooker, overhead extractor fan, painted plaster ceiling, ceiling light.

Landing

Carpeted flooring, loft access, painted plaster ceiling, ceiling light.

Bedroom One

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

Bedroom Two

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

Family Bathroom

uPVC double glazed patterned window overlooking the side, vinyl flooring, radiator, WC, pedestal sink, bath with shower over the bath, painted plaster ceiling, ceiling light.

Outside

To the rear there is a low maintenance courtyard garden with a decking area.

Directions

Proceed out of Long Eaton along Waverley Street and after the main traffic light junction with Station Road turn right into Trafalgar Terrace.

8294RS

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 16 mbps

Superfast 80 mbps

Ultrafast 1000 mbps

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





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	72	
(55-68) D		
(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.