



Quantock Road,
Long Eaton, Nottingham
NG10 4GZ

Price Guide £160-170,000
Freehold



A VERY WELL PRESENTED TWO BEDROOM END TERRACE TOWN HOUSE SITUATED ON A CORNER PLOT WITH LARGE GARDEN TO SIDE AND REAR ELEVATION.

Robert Ellis are pleased to bring to the market this SUPERB TWO BEDROOM end terrace town house that is situated on Quantock Road within easy reach of Long Eaton. The property comes to the market as an ideal first time buy or buy to let opportunity for buyers looking for something they can move straight in to. The property also derives the benefit of modern conveniences such as GAS CENTRAL HEATING and DOUBLE GLAZING. With the current owners updating many aspects of the property, it is in great condition. With three parking spaces to the rear and a large wraparound garden, it must be viewed.

The property is set off Quantock Road in the corner of the cul-de-sac with an attractive front and benefits from having a newly laid raised patio directly outside the back door and to the side, providing hard-standing for space for sheds. With gardens to both the front, side and rear. In brief the accommodation comprises a living diner, breakfast kitchen whilst to the first floor are two bedrooms and a newly fitted family bathroom. There is lawned garden to the front elevation, with gardens to the side and a good sized garden to the rear.

Positioned only a few minutes drive from ASDA, Tesco superstore, Aldi and Lidl and with numerous other retail outlets found in Long Eaton town center, schools for all ages, healthcare and sports facilities, including West Park leisure centre and excellent transport links including Junction 25 of the M1, Long Eaton and East midlands railway stations, East Midlands Airport and the A52 providing direct to Nottingham and Derby. Viewing highly recommended to fully appreciate the size and condition of the accommodation on offer!



Lounge Diner

16'3" x 11'4" approx (4.95m x 3.45m approx)

With UPVC double glazed window to the front, and a UPVC front door, contemporary grey laminate flooring, with ceiling light, coving, radiator, TV point, under-stairs storage cupboard and fireplace surround.

Breakfast Kitchen

11'4" x 10' approx (3.45m x 3.05m approx)

With a UPVC double glaze window to the rear and a UPVC back door with inset patterned glass, tile flooring, ceiling light, radiator and stairs to the first floor.

The kitchen consists of wooden painted shaker style wall with modern black handles, drawer and base units to three walls, laminate rolled edge worktop and splash-back tiles, integrated fridge freezer, in-built oven, four-ring gas hob with stainless steel extractor above, stainless steel inset sink and drainer with swan neck mixer tap, space for tumble drier and space for washing machine.

First Floor Landing

4' x 6' approx (1.22m x 1.83m approx)

With carpeted flooring, ceiling light, access to the loft via a loft hatch, airing cupboard for storage and doors to the two bedrooms and bathroom.

Bedroom One

13' x 11'6" approx (3.96m x 3.51m approx)

With two UPVC double glazed windows to the front elevation, carpeted flooring, radiator, recessed ceiling spotlights, radiator and large in-built wardrobes along one wall.

Bedroom Two

7' x 6'7" approx (2.13m x 2.01m approx)

With UPVC double glazed window to the rear elevation, carpeted flooring, radiator, ceiling light.

Bathroom

7' x 5'6" approx (2.13m x 1.68m approx)

The bathroom has been recently refitted by the current owners and has a UPVC patterned double glazed window to the rear elevation, tile flooring, with tile to the ceiling, extractor fan, chrome towel radiator, low flush WC,

pedestal sink with storage cupboard beneath, bath with contemporary stainless steel mixer tap, glass shower screen, electric shower above, recessed ceiling spotlights.

Outside

To the front there is a lawned garden with path to the front door, with a fenced gate to the left hand side. With newly laid patio path leading from the front side to the rear with hard-standing for sheds. The garden has fencing to all boundaries and is enclosed, with a gate to the rear, which leads to the three parking spaces. There is courtesy lighting to the front, side and rear.

Directions

Proceed out of Long Eaton along Derby Road and at the Wilsthorpe Island turn right into Petersham road, take the second left onto Quantock road and the property is located on the right hand side clearly identified by our for sale board.

8292JG

Council Tax

Erewash council Band A

Agents Notes - Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

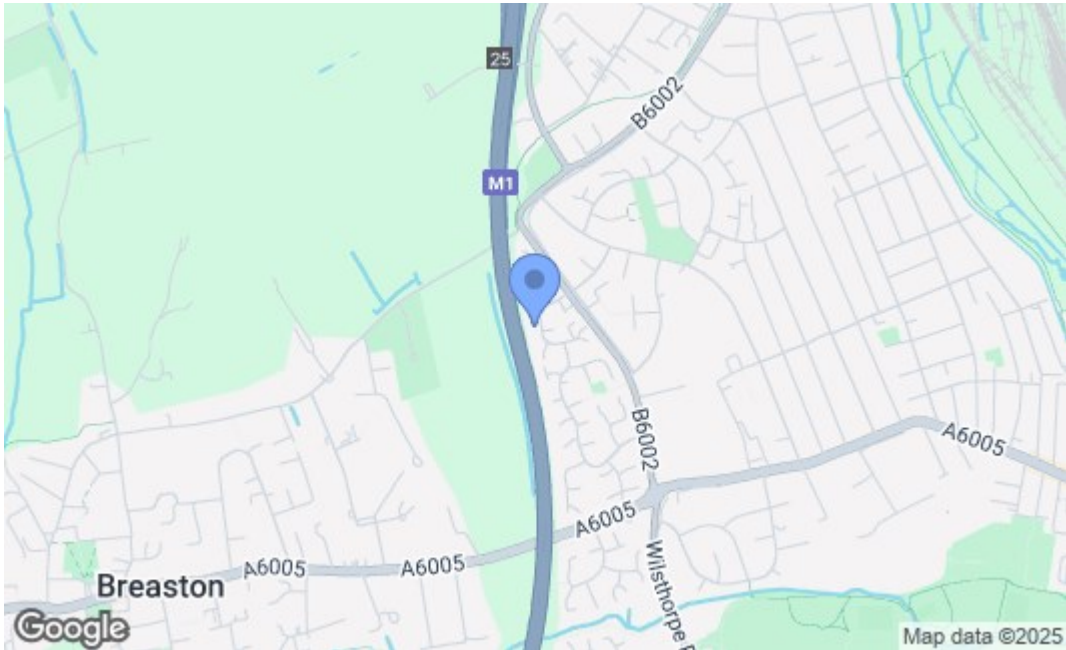
Broadband Speed - Information not available

Phone Signal – O2, EE, Three, Vodafone

Sewage – Mains supply



Robert Ellis
ESTATE AGENTS



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	62	
(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.