



Wellington Street,
Long Eaton, Nottingham
NG10 4LX

£165,000 Freehold



THIS IS A TRADITIONAL TWO DOUBLE BEDROOM SEMI DETACHED HOME WHICH IS WELL PLACED FOR EASY ACCESS TO AND FROM THE TOWN CENTRE.

Being located on Wellington Street, this two bedroom property offers a lovely home which will suit a whole range of buyers, from people looking to purchase their first property to those who might be downsizing or a landlord who is looking for a property which is currently rented and the tenant would be happy to stay there if this was an option. For the size and layout of the accommodation and privacy of the rear garden to be appreciated, we do recommend that interested parties take a full inspection so they can see all that is included in this lovely home for themselves. The house is literally only a few minutes walk away from Long Eaton town centre where there are excellent shopping facilities and other amenities, all of which have helped to make this a very convenient and popular place to live.

The property stands back from the road with a walled area at the front and is constructed of brick to the external elevations under a slate roof. The house benefits from gas central heating and double glazing and includes a lounge, separate dining/sitting room, a fully tiled kitchen with wall and base units and to the first floor the landing leads to the two double bedrooms and the fully tiled bathroom which has a shower over the bath. Outside there is the walled area at the front and a path running down the right hand side of the house. To the rear there is a covered seating area, a concrete patio with borders to the sides and at the bottom of the garden there are brick stores and the garden is kept private by having walls to the boundaries.

The property is within easy reach of Long Eaton where there are Asda, Tesco, Lidl and Aldi stores as well as many other retail outlets. There are excellent schools for all ages within easy reach of the house, healthcare and sports facilities which include the West Park Leisure Centre and adjoining playing fields. The excellent transport links include J25 of the M1, East Midlands Airport, stations at Long Eaton and East Midlands Parkway and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.



UPVC front door with inset glazed panel and a matching glazed arch panel above leading to:

Lounge/Sitting Room

12' x 11' approx (3.66m x 3.35m approx)

Having a double glazed window to the front, coal effect fire in a wooden surround with hearth, cornice to the wall and ceiling, radiator and Georgian glazed door leading to the dining/sitting room.

Cupboard/Cellar

With stairs down to the cellar and housing the electric and gas meters and electric consumer unit, having shelving and a light.

Sitting/Dining Room

12' x 12' approx (3.66m x 3.66m approx)

This rear reception room has a double glazed window to the rear, coal effect gas fire set in an Adam style surround with an inset and hearth, radiator, door leading to the stairs taking you to the first floor and a Georgian glazed door leading to:

Kitchen

9' x 6' approx (2.74m x 1.83m approx)

The kitchen is fully tiled and has a sink with a mixer tap set in a work surface with space for an automatic washing machine, double cupboard and drawer beneath, space for a gas cooker with work surfaces to either side having cupboards and drawers beneath, space for an upright fridge/freezer, radiator, matching eye level wall cupboards, double glazed window to the side and a double glazed door leading out to the rear garden.

First Floor Landing

The stairs have a double glazed window at the bottom and these lead to the landing, from which the original pine doors lead to:

Bedroom 1

12' x 11' approx (3.66m x 3.35m approx)

Double glazed window to the front, two double wardrobes with cupboards over and a radiator.

Bedroom 2

12' x 9' approx (3.66m x 2.74m approx)

Double glazed window to the rear, radiator and a built-in storage cupboard/wardrobe from which there is access to the loft.

Bathroom

The bathroom is fully tiled and has a white suite including a panelled bath with a Triton shower over and a protective screen, low flush w.c., pedestal wash hand basin with a mirror to the wall above, wall mounted heater, radiator, opaque double glazed window and the Baxi boiler is housed in the fitted cupboard.

Outside

There is a walled area at the front of the property with a path leading through a gate on the right hand side to the rear of the property and there is also a gate leading to a path which takes you to the front door.

At the rear of the house there is a concrete area with borders to the sides and a covered area at the rear of the house. There is an outside tap provided and at the bottom of the garden there are two brick stores and the garden is lawned with an apple tree to the centre and borders to the sides and is kept private by having walls to the boundaries.

Brick Store 1

Having a door and window.

Brick Store 2

This store is divided into two parts and has a door and window.

Directions

Proceed out of Long Eaton along Derby Road and after going over the canal bridge Wellington Street can be found as the sixth turning on the right hand side.

8273AMMP

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, Three, Vodafone

Sewage – Mains supply

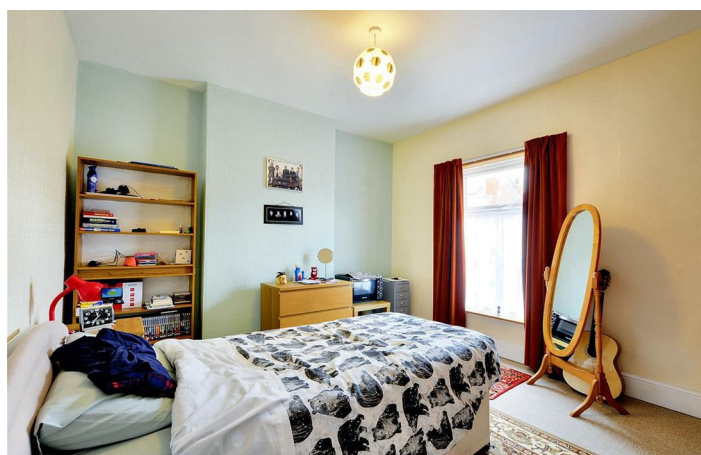
Flood Risk – No, surface water low

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

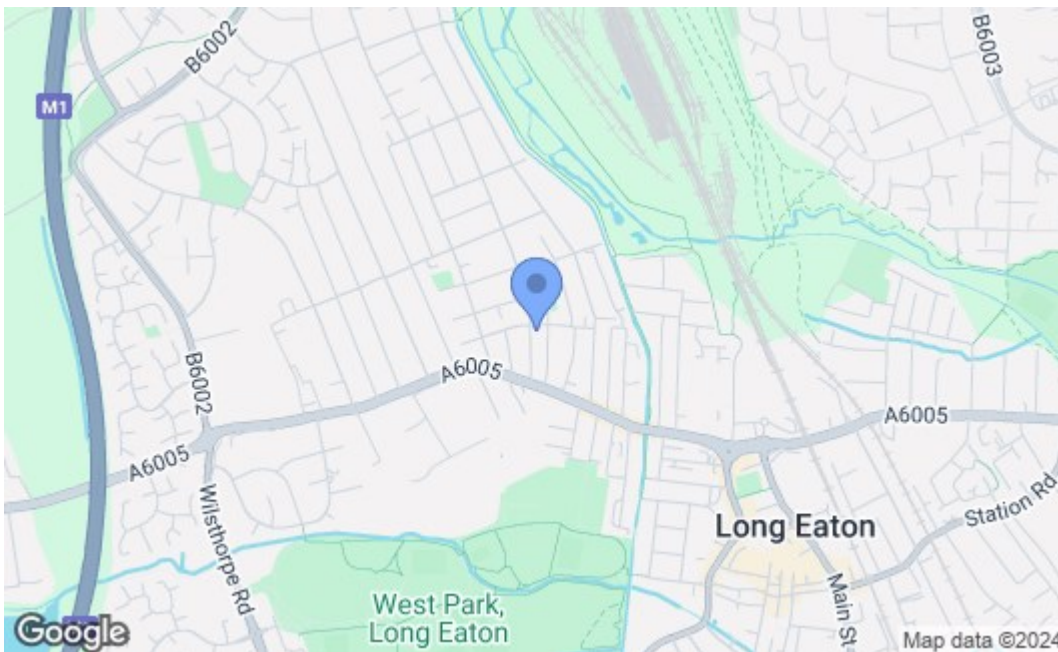
Other Material Issues – No





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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		54	
(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	

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