

Robert Ellis

look no further...



Norfolk Road,
Long Eaton, Nottingham
NG10 2BB

Price Guide £180-185,000
Freehold

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/robertellisestateagent



@robertellisea

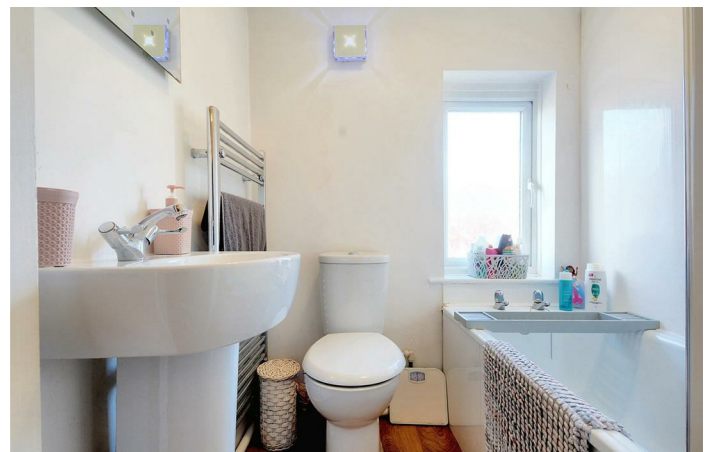


A WELL PRESENTED THREE BEDROOM MID PROPERTY, IDEAL FOR THE FIRST TIME BUYER OR INVESTOR.

Robert Ellis are pleased to bring to the market this delightful three bedroom mid property which is located in the heart of Long Eaton, within walking distance of all the local amenities, facilities and transport links that Long Eaton has to offer. The property provides ready to move into accommodation throughout with modern and neutral decoration and we feel this particular home will suit a wide range of potential purchasers from first time buyers in search of a property with the wow factor which can be immediately occupied, or those purchasers looking for an investment property with a good potential rental return in a prime letting location which is ready to move into. We highly advise any potential purchasers do undertake an internal inspection to fully appreciate the accommodation that is on offer.

This well presented mid terrace home is constructed of brick to the external elevations all under a tiled roof and derives the benefit of modern conveniences such as gas central heating and double glazing. In brief the accommodation comprises of an entrance hallway with stairs to the first floor, living room and to the rear there is a stunning breakfast kitchen with a good range of wall and base units and benefiting from a stainless steel integral double oven and storage provision. To the first floor there are three bedrooms with original features such as cast iron fireplaces and there is a separate re-fitted three piece modern bathroom suite. Outside the property sits back from the road itself with low maintenance gravelled garden to the front and at the rear there is a low maintenance enclosed garden with side gate access.

Being well placed for all the amenities and facilities provided by Long Eaton town centre which include the Asda and Tesco superstores and numerous other retail outlets found along the high street, there are schools for all ages, health care and sports facilities and the excellent transport links include J25 of the M1, Long Eaton train station, East Midlands Airport and the A52 to Nottingham and Derby.



Entrance Hall

Front entrance door and stairs leading to the first floor.

Lounge

11'2 x 10'9 approx (3.40m x 3.28m approx)

Laminate flooring, double glazed window to the front, fireplace and hearth with electric fire, picture rail and radiator.

Dining Kitchen

11'3 x 11'2 approx (3.43m x 3.40m approx)

With laminate flooring, range of fitted wall and base units with roll edged work surfaces above, stainless steel sink and drainer unit with hot and cold mixer tap, integrated stainless steel electric double oven and grill with four ring stainless steel gas hob and extractor fan over, tiled splashbacks, wall mounted gas central heating boiler, two built-in storage cupboards, radiator, double glazed window to the rear, newly fitted double glazed door leading to back garden.

First Floor Landing

With doors leading to the bedrooms and bathroom.

Bedroom 1

11'1 x 10'6 approx (3.38m x 3.20m approx)

Double glazed window to the front, feature original cast iron fireplace and radiator.

Bedroom 2

10'2 x 8'11 approx (3.10m x 2.72m approx)

Double glazed window to the rear, feature original cast iron fireplace and radiator.

Bedroom 3

9'2 x 7' approx (2.79m x 2.13m approx)

Double glazed window to the rear and radiator.

Bathroom

Panelled bath with wall mounted electric shower over and folding glass shower screen to the side, pedestal wash hand basin, low flush w.c., wall mounted chrome towel radiator, double glazed window to the front and laminate flooring.

Outside

To the front of the property there is a gravelled garden

and pathway to the side giving access through a gate to the rear of the property.

To the rear there is a low maintenance gravelled garden, paved pathway areas and enclosed with newly fitted timber fence panels, plants and shrubs and benefiting from a timber garden shed. Soffits, fascias, guttering and downpipes all recently replaced.

Directions

Proceed out of Long Eaton along Nottingham Road and turn left into Norfolk Road where the property can be found on the right.

AMCO

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 medium

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No



Robert Ellis
ESTATE AGENTS



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	61	
(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.