



Maxwell Street,  
Long Eaton, Nottingham  
NG10 1FG

**£169,950 Freehold**



A WELL PRESENTED AND SPACIOUS, TWO BEDROOM SEMI-DETACHED HOUSE WITH ENCLOSED REAR GARDEN, BEING SOLD WITH NO ONWARD CHAIN AND PERFECT FOR FIRST TIME BUYERS.

Robert Ellis are delighted to bring to the market this well presented and fantastic example of a two double bedroom, semi-detached house, being sold with no onward chain. The property is constructed of brick to the external elevations and benefits double glazing and gas central heating throughout with lovely features such as the original parquet flooring in the dining room. This property would be ideal for a first time buyer, investor and people who are looking to downsize alike and an internal viewing is highly recommended to appreciate the property and location on offer.

In brief, the property comprises a lounge with newly fitted carpet, spacious dining room with original parquet flooring and a kitchen with integrated cooking appliances. To the first floor, the landing leads to two double bedrooms, both featuring fitted storage space and a large three piece family bathroom suite. To the exterior, the property is set back from the pavement via a brick wall and metal gate with access to the side and through to the rear via a wooden gate. To the rear, there is an enclosed walled garden with patio area, turf and flower beds.

Located in the popular town of Long Eaton, close to a wide range of local schools, shops and parks. Long Eaton town centre is within walking distance where further shops, supermarkets and healthcare facilities can be found. There are fantastic transport links including nearby bus stops with easy access to major road links such as the M1, A50 and A52 to Nottingham and Derby with local train stations and East Midlands Airport being just a short drive away.



## Lounge

11'9 × 10'8 (3.58m × 3.25m)

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

## Dining Room

11'9 × 10'9 (3.58m × 3.28m)

uPVC double glazed window overlooking the rear, original parquet flooring, under stairs storage, radiator, electric fireplace, painted plaster ceiling, ceiling light.

## Kitchen

9'1 × 7'2 (2.77m × 2.18m)

uPVC double glazed window overlooking the side, door leading to the rear garden, LVT flooring, integrated electric oven with gas hob and overhead extractor fan, space for fridge/freezer, aluminium sink with drainer, painted plaster ceiling, ceiling light.

## First Floor Landing

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

## Bedroom One

11'9 × 10'9 (3.58m × 3.28m)

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

## Bedroom Two

11'0 × 9'1 (3.35m × 2.77m)

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

## Family Bathroom

7'8 × 8'8 (2.34m × 2.64m)

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

## Outside

To the front, the property is set back from the pavement via a brick wall and a metal gate with access to the side

and into the rear through a wooden gate. To the rear there is an enclosed garden with patio area, turf and flower beds.

## Directions

Proceed out of Long Eaton along Waverley Street and at the traffic island by the Tappers Harker turn right into Oakleys Road and Maxwell Street can be found as a turning on the right and the property can be found on the right.

833 IRS

## 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 15 mbps

Superfast 80 mbps

Ultrafast 1000 mbps

Phone Signal – O2, EE, THREE AND VODAFONE

Sewage – Mains supply

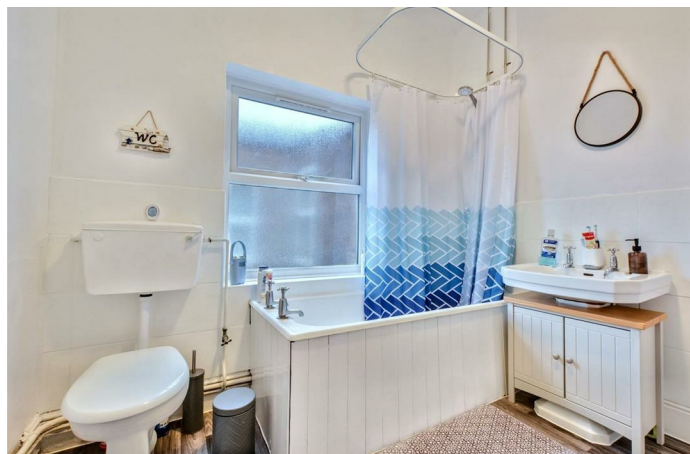
Flood Risk – No, surface water

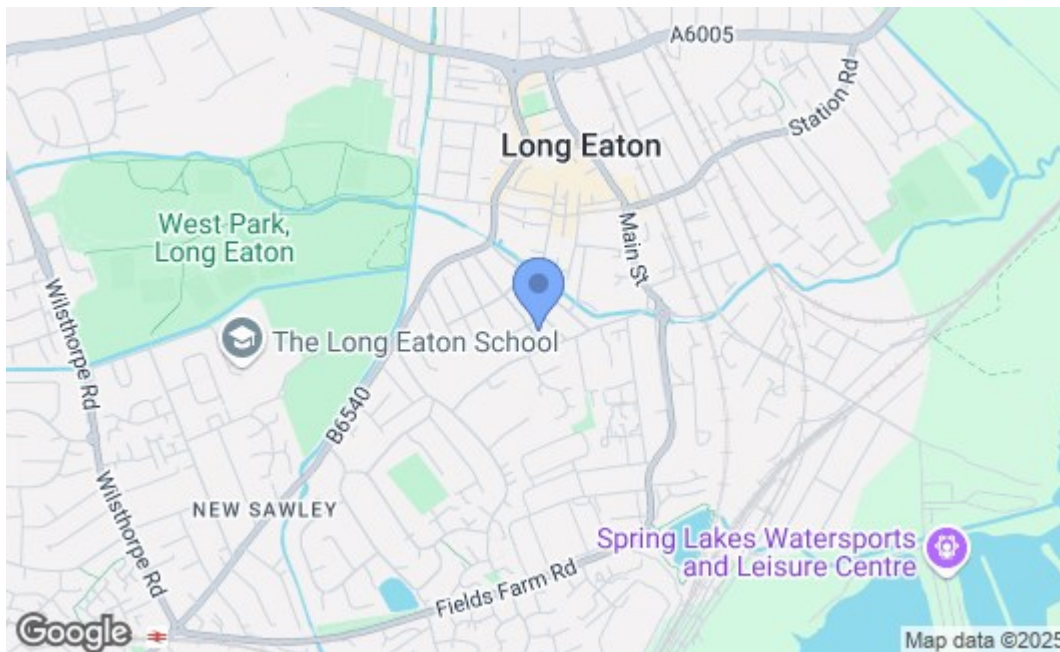
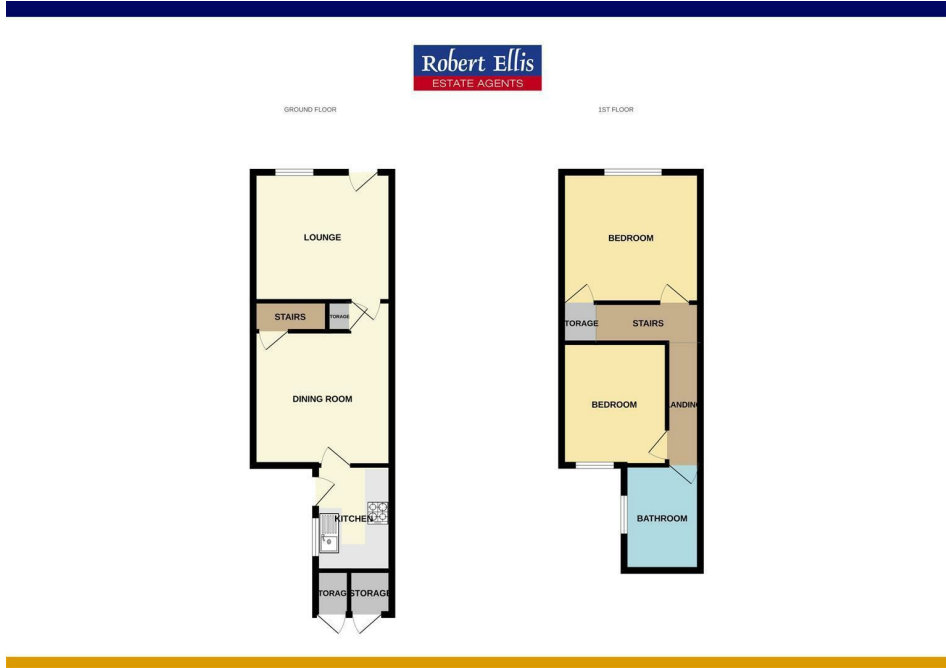
Flood Defenses – No

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