



North Road,
Long Eaton, Nottingham
NG10 3NR

Price Guide £180-185,000
Freehold



A TWO BEDROOM MID PROPERTY WITH OFF ROAD PARKING TO THE FRONT.

Robert Ellis are pleased to offer to the market, this mid terraced property set within this popular part of Long Eaton. The property is located just a stones throw from a variety of local shops and amenities as well as being ideally positioned for Long Eaton train station. There are also some desirable places within close distance to walk and enjoy such as West Park or the canal which will in turn lead you to the town centre. The properties positioning also provides great access to the A50, M1 and East Midlands Airport.

The property offers some key benefits such as a driveway to the front and a lawned garden which is enclosed by panel fencing. In brief the internal accommodation comprises of an entrance hall, kitchen to the front and lounge/diner to the rear with patio doors to the garden. To the first floor, there are two bedrooms and the bathroom.

The property is within easy reach of the Asda, Tesco, Aldi and Lidl stores along with many other retail outlets found in Long Eaton town centre, there are schools for all ages within walking distance of the property, healthcare and sports facilities including the West Park Leisure Centre and adjoining playing fields and the transport links include junctions 24 and 25 of the M1, East Midlands Airport, stations at Long Eaton, again which is within walking distance, and East Midlands Parkway, and there is the A52 and other main roads, all of which provide good access to Nottingham, Derby and other East Midlands towns and cities.



Entrance Hall

Double glazed door to the front, stairs to the first floor, doors to:

Kitchen

7'8 to 5'2 x 10'10 approx (2.34m to 1.57m x 3.30m approx)

Double glazed window to the front, matching wall and base units with work surfaces over, inset sink and drainer, integrated electric oven, four ring gas hob with extractor over, part tiled walls, plumbing for a washing machine and space for a fridge freezer, tiled flooring and wall mounted boiler.

Lounge

14'1 x 11'5 approx (4.29m x 3.48m approx)

Double glazed sliding patio doors to the rear, radiator and storage cupboard under the stairs.

First Floor Landing

Loft access hatch and doors to:

Bedroom 1

11'4 x 11'5 approx (3.45m x 3.48m approx)

Double glazed window to the front, radiator and storage cupboard.

Bedroom 2

6'11 x 11'5 approx (2.11m x 3.48m approx)

Double glazed window to the rear and a radiator.

Bathroom

Three piece suite comprising of a panelled bath, low flush w.c., pedestal wash hand basin, part tiled walls, wall mounted electric shower.

Outside

To the front of the property there is off road parking.

The rear garden has a patio area, lawned garden and enclosed with panelled fencing. Rear access.

Directions

Proceed out of Long Eaton along Tamworth Road and after the canal bridge take the right hand turning into Myrtle Avenue. At the T junction turn right into Ash

Grove which continues into North Road where the property can be found on the left hand side.

8404AMCO

Council Tax

Erewash Borough Council Band B

Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky

Broadband Speed - Standard 9mbps Superfast 74mbps

Ultrafast 1800mbps

Phone Signal – EE, O2, Three, Vodafone

Sewage – Mains supply

Flood Risk – No, surface water medium

Flood Defenses – No

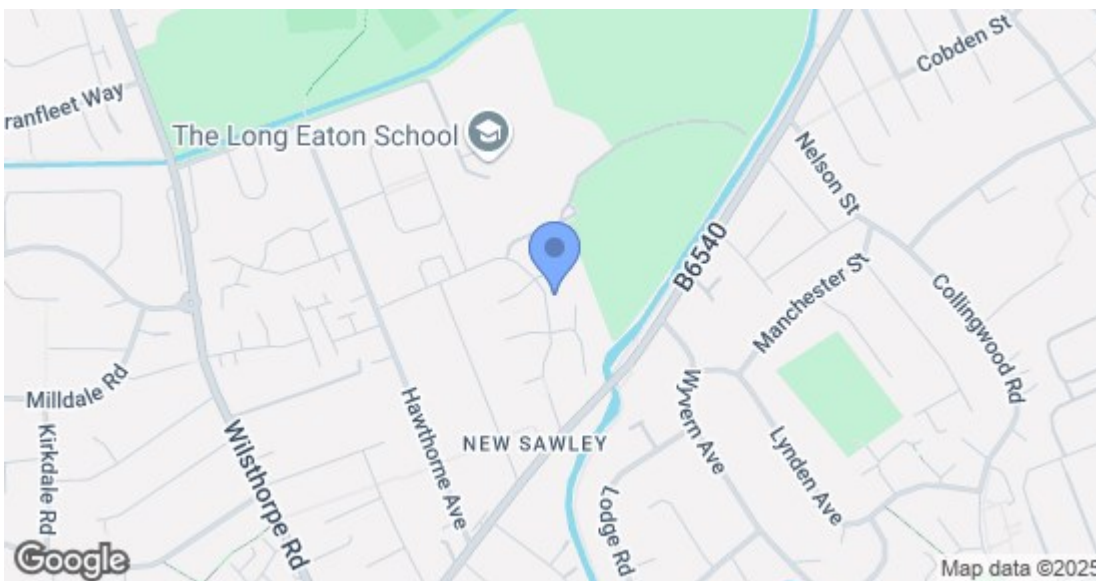
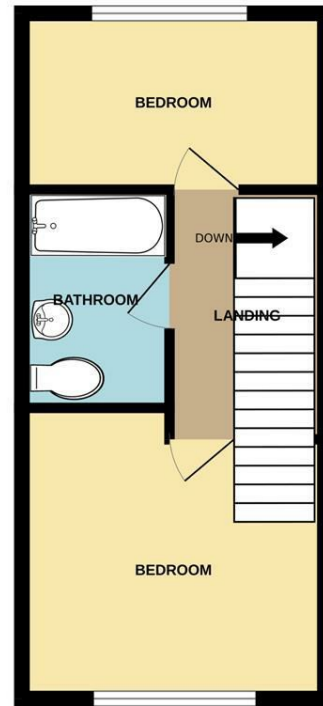
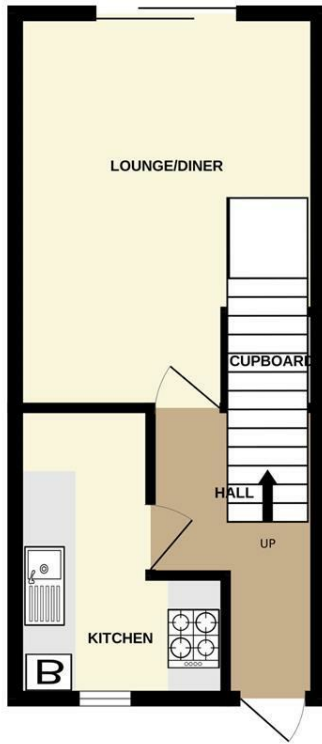
Non-Standard Construction – No

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 | | | 90 |
| (81-91) B | | 75 | |
| (69-80) C | | | |
| (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.