



Albert Road,
Long Eaton, Nottingham
NG10 1JZ

£200,000 Freehold

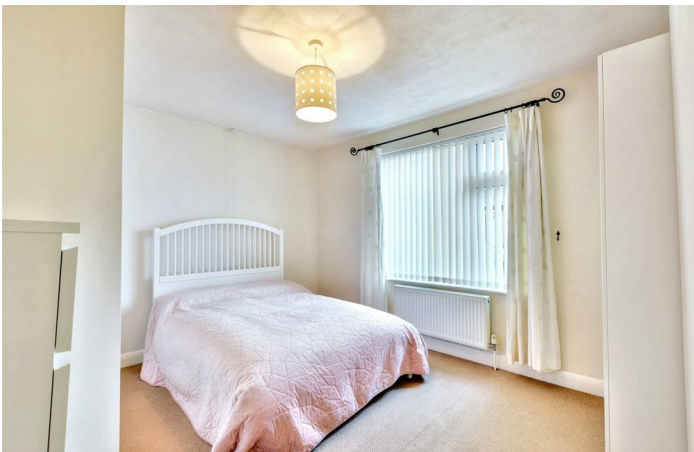


A WELL PRESENTED AND SPACIOUS, THREE BEDROOM SEMI-DETACHED HOUSE WITH AN ENCLOSED REAR GARDEN AND SHARED DRIVEWAY, SITUATED WITHIN WALKING DISTANCE TO LONG EATON TOWN CENTRE AND BEING SOLD WITH NO ONWARD CHAIN.

Robert Ellis are pleased to bring to the market this fantastic example of a spacious three bedroom semi-detached home that would be perfect for a wide range of buyers. The property is constructed of brick and benefits double glazing and gas central heating throughout and to the exterior boasts a shared driveway and on-street permit parking to the front and a large enclosed garden to the rear. This property is being sold with the added benefit of no onward chain and an internal viewing is highly recommended to appreciate the space and location on offer.

In brief, the property comprises an entrance hall, bay fronted lounge facing the front, an open plan kitchen/diner with range style cooker and a separate utility room with a door leading to the garden. To the first floor the landing leads to three generous bedrooms and a three piece family bathroom suite. To the exterior, there is on-street parking available, with both resident and visitor permits available for purchase (currently, the first permit is free, with charges for extra permits), as well as access to a shared driveway. To the rear there is an enclosed garden with turf, a wooden storage shed, mature tree's and a storage outhouse.

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



Entrance Hall

uPVC double glazed front door and patterned window, tiled flooring, radiator, built in storage cupboard, painted plaster ceiling, ceiling light.

Lounge

12'7 x 10'4 approx (3.84m x 3.15m approx)

uPVC double glazed bay fronted window overlooking the front, carpeted flooring, radiator, electric fire, painted plaster ceiling, ceiling light.

Kitchen/Diner

12'8 x 14'6 approx (3.86m x 4.42m approx)

uPVC double glazed window overlooking the rear and the side, laminate flooring, range style cooker, radiator, space for fridge/freezer, wall and base units, painted plaster ceiling, ceiling light.

Utility Room

7'5 x 4'5 approx (2.26m x 1.35m approx)

Composite door leading to the rear and uPVC double glazed window overlooking the side, tiled flooring, radiator, space for washing machine, wall mounted boiler, painted plaster ceiling, ceiling light.

First Floor Landing

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

Bedroom One

12'7 x 10'6 x 8'1 approx (3.84m x 3.20m x 2.46m approx)

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

Bedroom Two

8'3 x 12'8 approx (2.51m x 3.86m approx)

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

Bedroom Three

5'6 x 9'7 approx (1.68m x 2.92m approx)

uPVC double glazed window overlooking the side,

carpeted flooring, radiator, painted plaster ceiling, ceiling light.

Family Bathroom

5'4 x 8'1 (1.63m x 2.46m)

uPVC double glazed patterned window overlooking the side, tiled flooring and walls, radiator, plaster ceiling, recessed spotlights, bath with shower over, toilet, sink and glass storage shelves.

Outside

To the front of the property there is permit permitting parking on street, with residential and visitor permits available to purchase. There is also a shared driveway and a wooden gate leading to the rear. To the rear there is an enclosed garden with turf, mature tree's a wooden storage shed and an outhouse perfect for additional storage.

Directions

Proceed out of Long Eaton along Tamworth Road and at the main traffic light junction turn right into Broad Street and right again into Albert Road.

8392RS

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 16 mbps

Superfast 77 mbps

Ultrafast 1000 mbps

Phone Signal – O2, EE, THREE AND VODAFONE

Sewage – Mains supply

Flood Risk – No, surface water

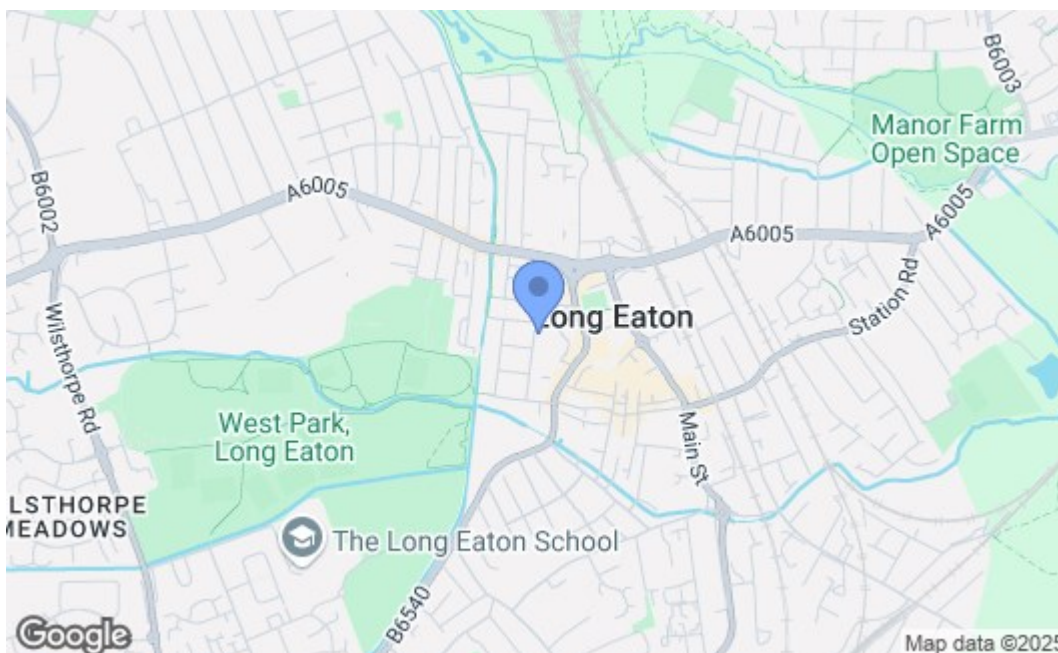
Flood Defenses – No

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) A			
(81-91) B			83
(69-80) C			
(55-68) D		53	
(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.