



Stafford Street,  
Long Eaton, Nottingham  
NG10 2ED

**Price Guide £210-220,000**

**Freehold**





A WELL PRESENTED, BAY FRONTED, THREE BEDROOM SEMI-DETACHED HOUSE WITH ENCLOSED REAR GARDEN.

Robert Ellis are delighted to market this well presented, spacious three bedroom semi-detached family home. The property is constructed of brick and benefits from double glazing and new gas central heating throughout and would ideally suit a range of buyers including first time buyers, the growing family, people looking to downsize and investors alike as there is currently a sitting tenant living in the property. An internal viewing is essential to appreciate the property and location on offer.

In brief, the property comprises a bay fronted lounge, open plan kitchen/diner with integrated appliances, downstairs w.c. and conservatory. To the first floor the landing leads to three generous bedrooms and the family bathroom. To the front there is a small garden with a wall setting the property back from the pavement with access from the side to the rear. To the rear, an enclosed garden with patio area and lawn.

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





### Entrance Hall

Wooden front door, carpeted flooring, stairs to the first floor, radiator and ceiling light.

### Ground Floor w.c.

4'7 x 2' approx (1.40m x 0.61m approx)

Obscure UPVC double glazed window to the side, tiled flooring, low flush w.c. and ceiling light.

### Lounge

12'7 x 10'5 approx (3.84m x 3.18m approx)

UPVC double glazed bay window to the front, carpeted flooring, radiator and ceiling light.

### Kitchen/Diner

9'8 x 14'4 approx (2.95m x 4.37m approx)

UPVC double glazed window to the side, wall, base and drawer units with work surfaces over and inset sink and drainer with swan neck mixer tap, breakfast bar overhang, integrated electric oven, gas hob and extractor over, tiled flooring, radiator, wall mounted boiler, space for a washing machine and spotlights. UPVC double glazed window and door leading into:

### Conservatory

12'9 x 10' approx (3.89m x 3.05m approx)

UPVC double glazed French door to the rear, vinyl flooring and wall lights.

### First Floor Landing

Carpeted flooring and ceiling light. Doors to:

### Bedroom 1

10'5 x 12' approx (3.18m x 3.66m approx)

UPVC double glazed window to the front, carpeted flooring, radiator and ceiling light.

### Bedroom 2

8'3 x 11' approx (2.51m x 3.35m approx)

UPVC double glazed window to the rear, carpeted flooring, fitted wardrobes, radiator and ceiling light.

### Bedroom 3

9'4 x 5'5 approx (2.84m x 1.65m approx)

UPVC double glazed window to the side, carpeted flooring, radiator, loft access hatch and ceiling light.

### Bathroom

5'4 x 5'1 approx (1.63m x 1.55m approx)

Obscure UPVC double glazed window to the side, laminate flooring, built-in cupboard, top mounted sink, bath with mixer tap and shower over, ceiling light.

### Outside

The rear garden is mainly lawned with borders full of mature shrubs and bushes, patio area and storage shed.

### Directions

Proceed out of Long Eaton along Nottingham Road and turn right into Grange Road. At the 'T' junction turn right into Station Road and Stafford Street can be found as a turning on the left hand side with the property on the right.

8420AMRS

### 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 15mbps Superfast 67mbps

Ultrafast 1000mbps

Phone Signal – EE, O2, Vodafone, Three

Sewage – Mains supply

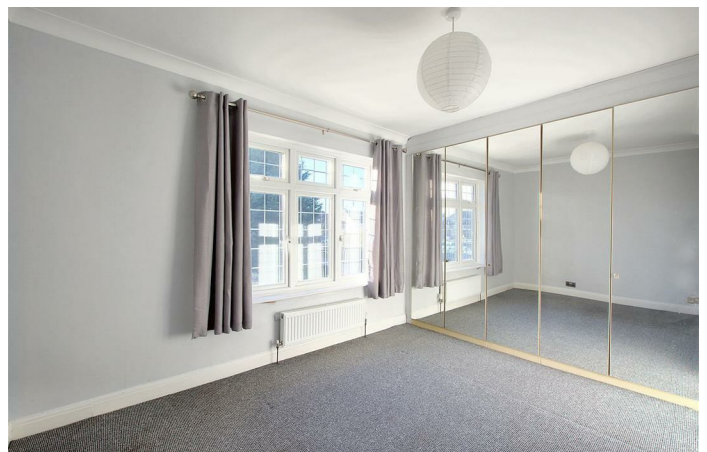
Flood Risk – No, surface water very low

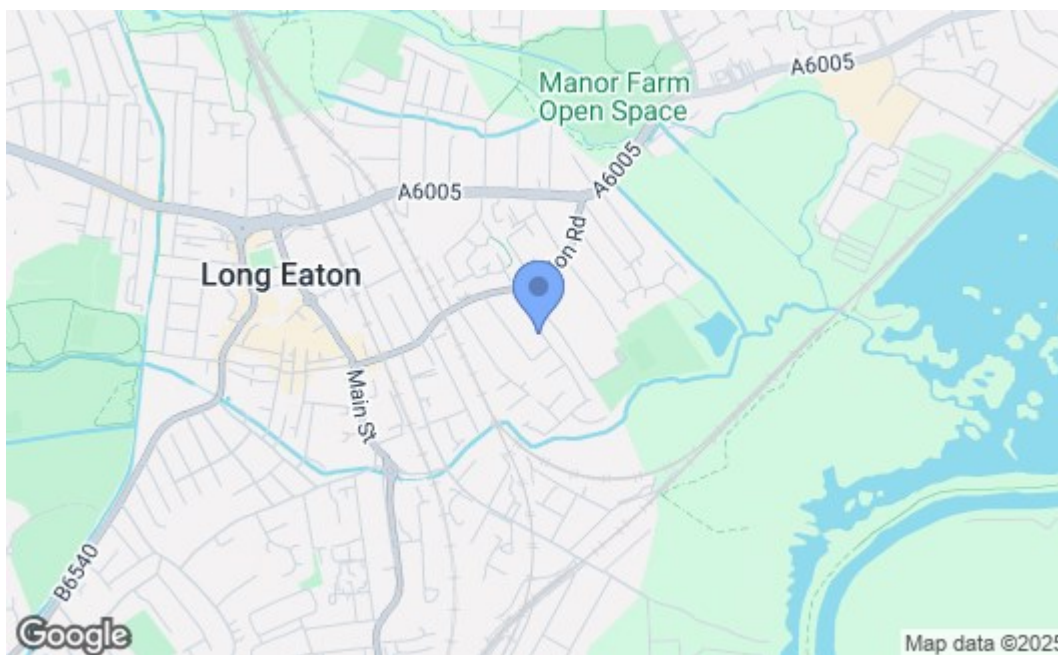
Flood Defenses – No

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			82
(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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <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.