

Bridge Street,
Long Eaton, Nottingham
NG10 4QS

£149,995 Freehold

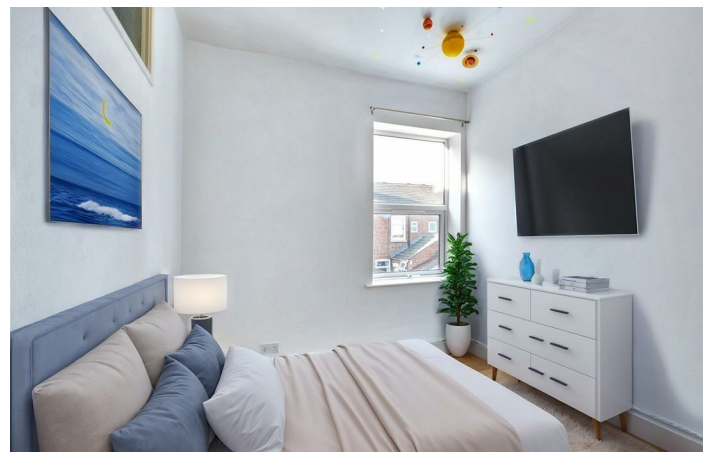
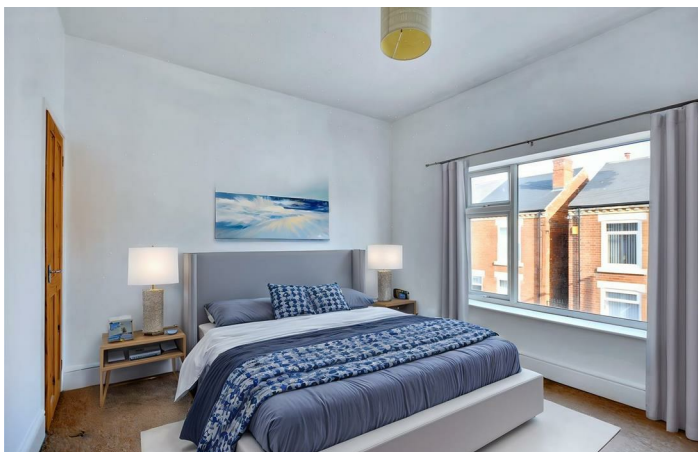


THIS IS A TRADITIONAL TWO DOUBLE BEDROOM PROPERTY WHICH IS WELL LOCATED FOR QUICK ACCESS TO ALL THE AMENITIES AND FACILITIES PROVIDED BY LONG EATON TOWN CENTRE AND THE SURROUNDING AREA.

Being situated on Bridge Street which is an established road close to the centre of Long Eaton, this two double bedroom Victorian property is being sold with the benefit of NO UPWARD CHAIN and we feel would make an ideal home for a first time buyer, someone downsizing from a larger property or an investor who is looking for a property that would be easy to rent. The property is ready for immediate occupation and in time would allow a new owner to stamp their own mark on the property. Located on Bridge Street the house is literally only a few minutes walk away from the centre of Long Eaton where there are several supermarkets and other retail outlets as well as many other amenities and facilities.

The property is constructed of brick to the external elevations under a pitched tiled roof and the well proportioned accommodation derives the benefits of having gas central heating with a relatively new boiler and double glazing. Being entered through a stylish composite door at the side, the accommodation includes a reception hall, lounge and a separate dining/sitting room opening to the kitchen which is fitted with wall and base units and has a door leading out to the rear garden. To the first floor the landing leads to the two double bedrooms and bathroom which has a white suite with a shower over the bath. Outside there is a path running down the right hand side of the house which provides access to the main entrance door and through a gate to the rear garden which has been designed and landscaped to keep maintenance to a minimum and is kept private by having walls and fencing to the boundaries.

The property is within only a few minutes walk of the town centre where there are Asda, Tesco, Lidl and Aldi stores as well as many other retail outlets, there are healthcare and sports facilities including the West Park Leisure Centre and adjoining playing fields, schools for all ages are within easy walking distance and the excellent transport links include J25 of the M1, East Midlands Airport, stations at Long Eaton and East Midlands Parkway and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.



Stylish composite side entrance door with an arched glazed panel above leading to:

Reception Hall

Stairs with hand rail to the first floor and pine panelled doors leading to the lounge and dining room.

Lounge/Sitting Room

12'11 x 11'5 approx (3.94m x 3.48m approx)

Having double glazed windows with fitted blinds to the front and side, feature recess in the chimney breast, cornice to the wall and ceiling, radiator and two wall lights.

Dining Room

12'8 x 10'4 approx (3.86m x 3.15m approx)

The dining room opens to the kitchen and has double glazed windows to the rear and side, feature Adam style fireplace having a flame effect fire with an inset and hearth, laminate flooring that extends into the kitchen, pine door leading to the understairs storage cupboard where there is the electric consumer unit and the electric meter is housed in a fitted cupboard and the laminate flooring extends from the dining room into the understairs cupboard.

Kitchen

10'4 x 7'6 approx (3.15m x 2.29m approx)

The kitchen is fitted with a stainless steel sink having a mixer tap, double cupboard below with a work surface to the side which has space below for an automatic washing machine, further work surface with cupboards beneath, space for an upright cooker and work surface with cupboard and drawer below, eye level wall cupboards, splashback to the work surface areas, double glazed window to the side and a half double glazed door leading out to the rear garden.

First Floor Landing

There are pine doors leading to the bedrooms and bathroom.

Bedroom 1

12'9 x 11'2 approx (3.89m x 3.40m approx)

Double glazed window to the front, radiator and a built-in cupboard/wardrobe.

Bedroom 2

11' x 9' approx (3.35m x 2.74m approx)

Double glazed window to the rear, radiator and an eye level internal window providing natural light to the landing.

Bathroom

The bathroom has a white suite and includes a P shaped bath with a mixer tap/shower, tiling to three walls and a protective glazed screen, low flush w.c. and pedestal wash hand basin with a mixer tap and tiled splashback, opaque double glazed window, radiator and the relatively new boiler is housed in a double airing/storage cupboard.

Outside

There is a path to the right hand side of the property which provides access to the main entrance door and a gate leads through to the rear garden. At the rear of the property there is a concrete seating area which leads onto an astroturf lawn with the garden being kept private by having a wall to the left and rear boundaries and there is a fence to the right hand side. An outside tap is provided at the rear of the house.

Directions

Proceed out of Long Eaton along Derby Road and after the bridge turn right into Bridge Street.
8473AMMP

Agents Notes

Some of the photos on this property are AI generated

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

Broadband Speed - Standard 17mbps Superfast 80mbps

Ultrafast 1000mbps

Phone Signal – EE, 02, Three, Vodafone

Sewage – Mains supply

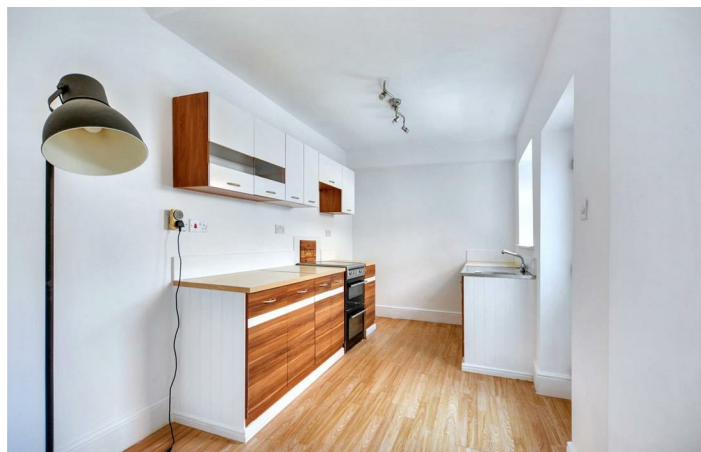
Flood Risk – No, surface water very low

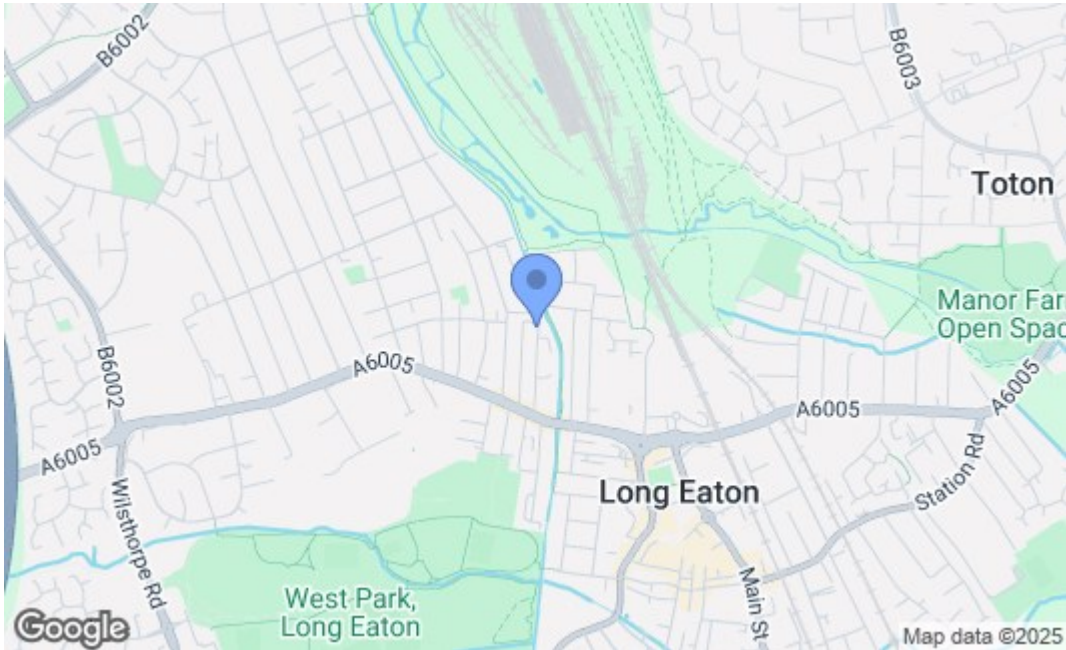
Flood Defenses – No

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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		69
	44	
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.