

Robert Ellis

look no further...



Bramley Road,
Long Eaton, Nottingham
NG10 3SX

£240,000 Freehold

0115 946 1818



/robertellisestateagent



@robertellisear



A WELL PRESENTED AND SPACIOUS, THREE DOUBLE BEDROOM MID-TERRACED PROPERTY WITH OFF STREET PARKING TO THE REAR AND ENCLOSED, LOW MAINTENANCE GARDEN, PERFECT FOR A WIDE RANGE OF BUYERS.

Robert Ellis are delighted to bring to the market this superb example of a spacious, three bedroom mid-terraced home. The property is constructed of brick to the external elevations and benefits double glazing and gas central heating throughout with accommodation over three floors. This home would be perfect for a wide range of buyers such as first time buyers, couples and families alike. An internal viewing is highly recommended to appreciate the property and location on offer.

In brief, the property comprises an entrance hallway, downstairs WC, kitchen with integrated cooking appliances, and a generous lounge with a built in storage cupboard and French doors leading to the garden. To the first floor, the landing leads to two double bedrooms and a three piece family bathroom suite with a staircase leading to the second floor where there is another landing leading to the master bedroom with fitted storage cupboard and en-suite shower room. To the exterior, there is a low maintenance garden to the rear which is private and enclosed with a gate leading to the off street parking.

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 and Sawley village with fantastic transport links such as nearby bus stops and easy access to the M1, A50 and A52 for both Nottingham and Derby with East Midlands Airport being just a short drive away and Long Eaton train station being walking distance.



Entrance Hall

Composite front door, vinyl flooring, radiator, painted plaster ceiling, ceiling light.

Downstairs WC

2'8 x 5'7 (0.81m x 1.70m)

uPVC double glazed frosted window overlooking the front, vinyl flooring, WC, pedestal sink, radiator, painted plaster ceiling, ceiling light.

Kitchen

6'1 x 10'5 (1.85m x 3.18m)

uPVC double glazed window overlooking the front, vinyl flooring, integrated electric oven with gas hob and overhead extractor fan, space for fridge/freezer, space for washing machine, space for dishwasher, painted plaster ceiling, ceiling light.

Lounge

12'0 x 16'1 (3.66m x 4.90m)

uPVC double glazed French doors overlooking and leading to the rear garden, carpeted flooring, built in storage cupboard, radiator, painted plaster ceiling, ceiling light.

Landing

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

Bedroom Two

11'1 x 12'9 (3.38m x 3.89m)

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

Family Bathroom

6'4 x 5'9 (1.93m x 1.75m)

Vinyl flooring, WC, pedestal sink, bath with mixer tap, radiator, painted plaster ceiling, ceiling light.

Bedroom Three

12'9 x 7'9 (3.89m x 2.36m)

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

Bedroom One

9'5 x 11'5 (2.87m x 3.48m)

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

En-Suite shower room

5'2 x 5'6 (1.57m x 1.68m)

Velux window, vinyl flooring, radiator, WC, pedestal sink, single enclosed shower unit, painted plaster ceiling, ceiling light.

Outside

This property benefits from off street parking for one vehicle which is located to the rear of the property and has an enclosed and low maintenance garden with a patio area, raised flower beds, decking and a gate leading to the parking.

Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband –BT, SKY AND VIRGIN

Broadband Speed - Standard mbps Superfast mbps Ultrafast 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

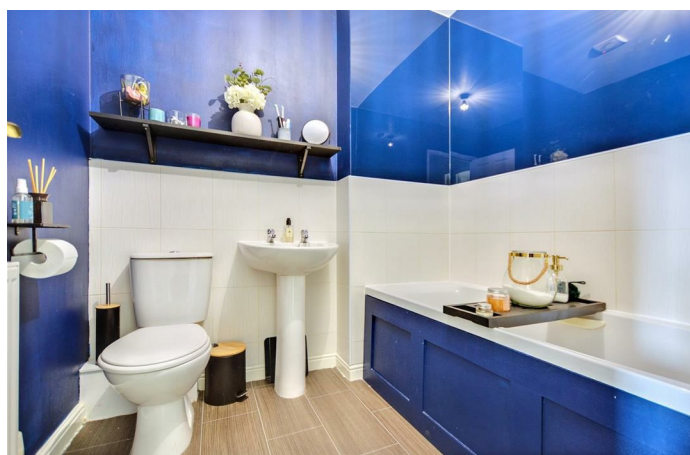
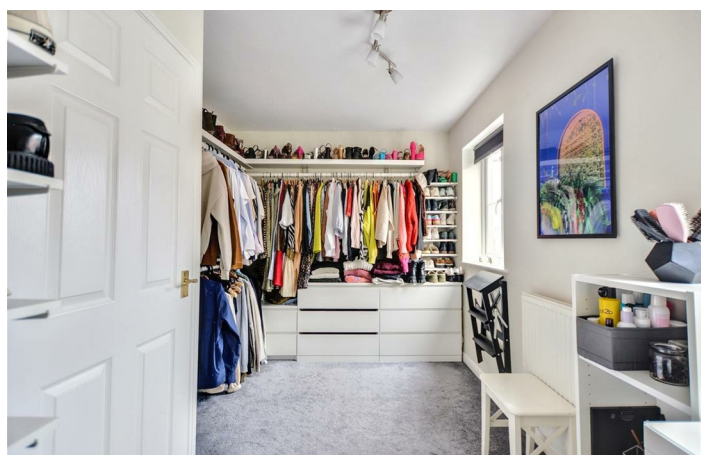
Other Material Issues – No

Directions

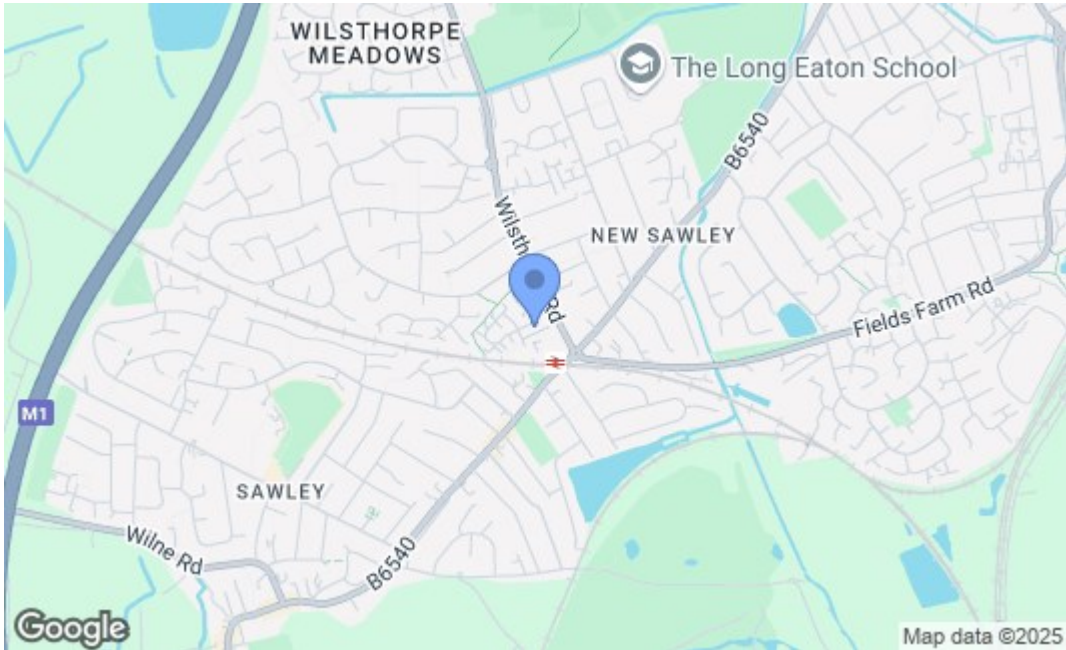
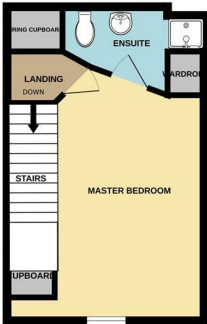
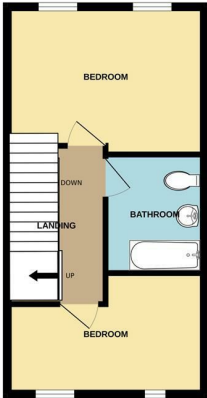
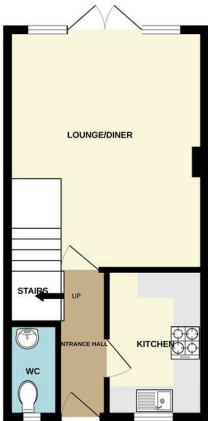
Proceed out of Long Eaton along Tamworth Road and at the traffic island turn right into Wilsthorpe Road where Bramley Road can be found as a turning on the left. 8526RS

Council Tax

Erewash Borough Council Band C



Robert Ellis
ESTATE AGENTS



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		
	60	76
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.