

# Robert Ellis

*look no further...*



Bennett Street,  
Long Eaton, Nottingham  
NG10 4RA

**Price Guide £170-175,000**  
**Freehold**

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/robertellisestateagent



@robertellisea



A WELL PRESENTED AND SPACIOUS, TWO DOUBLE BEDROOM SEMI-DETACHED HOUSE WITH TWO RECEPTION ROOMS AND A LOW MAINTENANCE, ENCLOSED GARDEN, PERFECT FOR A WIDE RANGE OF BUYERS.

Robert Ellis are delighted to bring to the market this fantastic example of a two double bedroom, semi-detached house situated within the heart of Long Eaton. The property is constructed of brick to the external elevations and benefits double glazing and gas central heating throughout and would be perfect for a wide range of buyers including first time buyers, families and people who are looking to downsize. An internal viewing is highly recommended to appreciate the property and location on offer.

In brief, the property comprises a generous lounge, spacious dining room and kitchen with integrated cooking appliances and space for white goods. To the first floor there are two double bedrooms with a large three piece family bathroom suite. To the front, there is access to the side of the property into the garden through a gate and to the rear, a private and low maintenance garden with a patio area, flower beds and brick built outhouses that are perfect for storage.

Located in the popular residential town of Long Eaton, close to a wide range of local schools, shops and parks. There are fantastic transport links available such as nearby bus stops and easy access to major road links including the M1, A50 and A52 to both Nottingham and Derby with East Midlands Airport and local train stations being just as short drive away.



### Lounge

12'1 x 12'0 approx (3.68m x 3.66m approx)

uPVC double glazed front door and uPVC double glazed window overlooking the front, engineered oak flooring, radiator, gas fire, painted plaster ceiling, ceiling light.

### Dining Room

12'0 x 12'0 approx (3.66m x 3.66m approx)

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

### Kitchen

8'8 x 6'6 approx (2.64m x 1.98m approx)

uPVC double glazed window and door overlooking the side and leading to the side, tiled flooring, integrated electric double oven with gas hob and overhead extractor fan, space for washing machine, space for fridge, painted plaster ceiling, ceiling light.

### First Floor Landing

With doors to:

### Bedroom One

12'0 x 12'1 approx (3.66m x 3.68m approx)

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

### Bedroom Two

12'0 x 12'0 approx (3.66m x 3.66m approx)

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

### Family Bathroom

6'5 x 13'7 approx (1.96m x 4.14m approx)

uPVC double glazed patterned window overlooking the rear, vinyl flooring, storage cupboard housing the boiler, 'L' shaped bath with mixer tap and shower over the bath with a rainfall shower head, pedestal sink, WC, radiator, painted plaster ceiling, ceiling light.

### Outside

To the front of the property there is access to the side

through a gate leading into the garden. To the rear there is an enclosed and low maintenance garden with patio, flower beds and two brick built storage outhouses.

### Directions

Proceed out of Long Eaton along Derby Road and after going over the canal bridge, Bennett Street can be found as a turning on the right hand side.

8502RS

### 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 mbps Superfast mbps

Ultrafast mbps

Phone Signal – o2, EE, three and vodafone

Sewage – Mains supply

Flood Risk – No, surface water

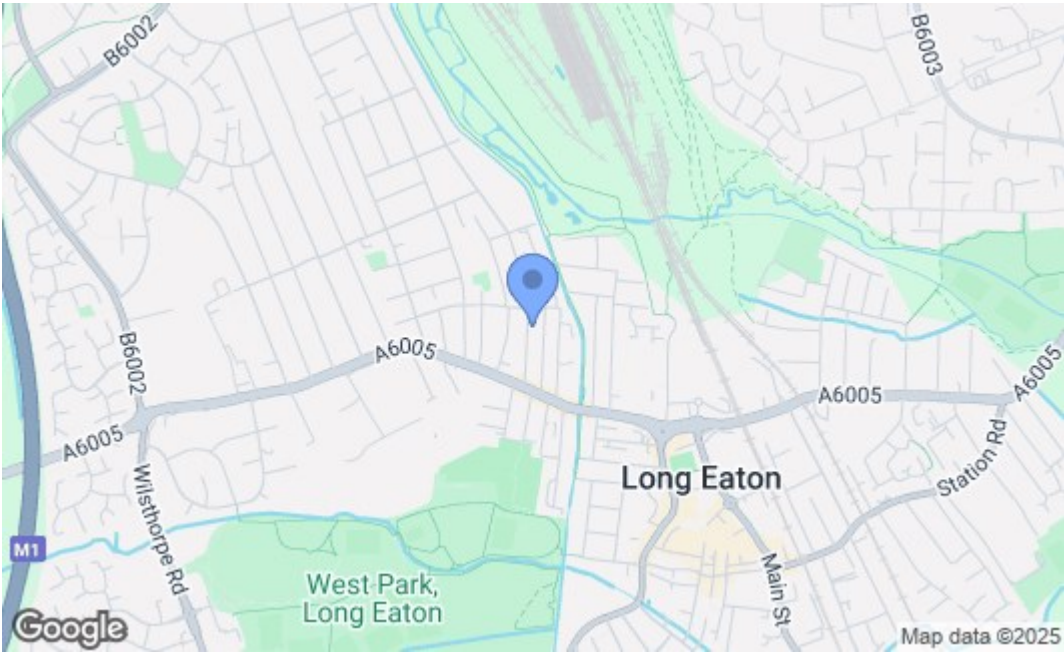
Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	61	
(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 <sub>2</sub> ) Rating		
	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		
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.