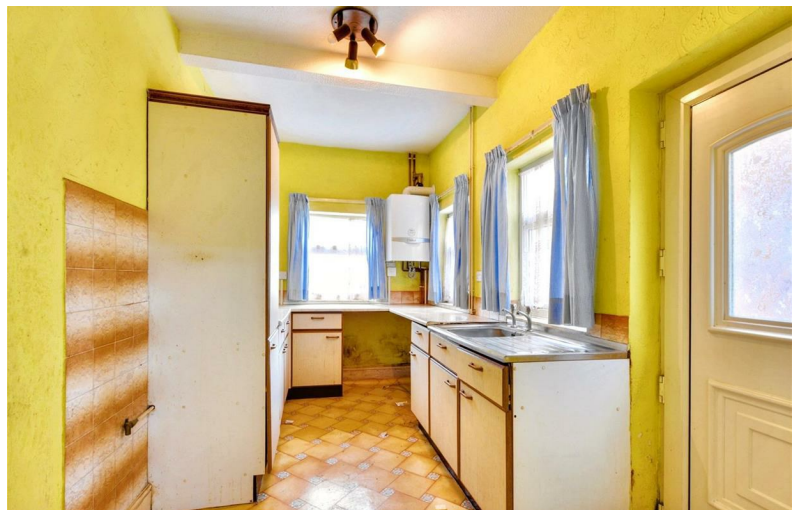
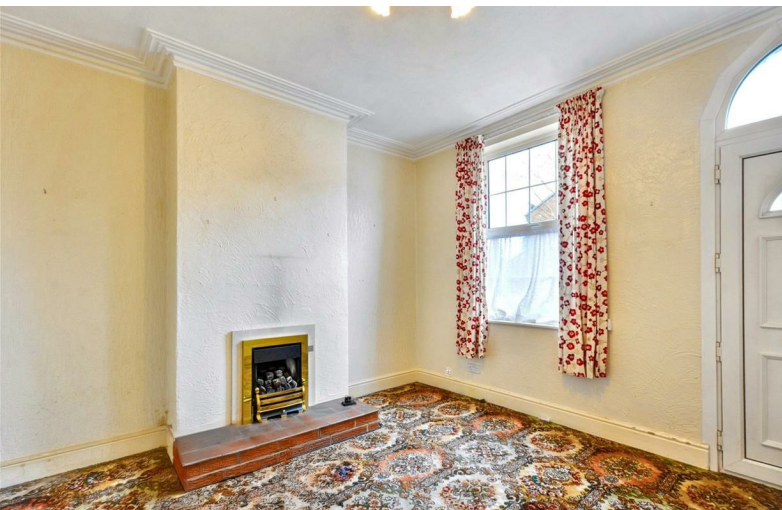


# Robert Ellis

*look no further...*



King Street,  
Long Eaton, Nottingham  
NG10 4LJ

**£120,000 Freehold**

0115 946 1818



/robertellisestateagent



@robertellisea



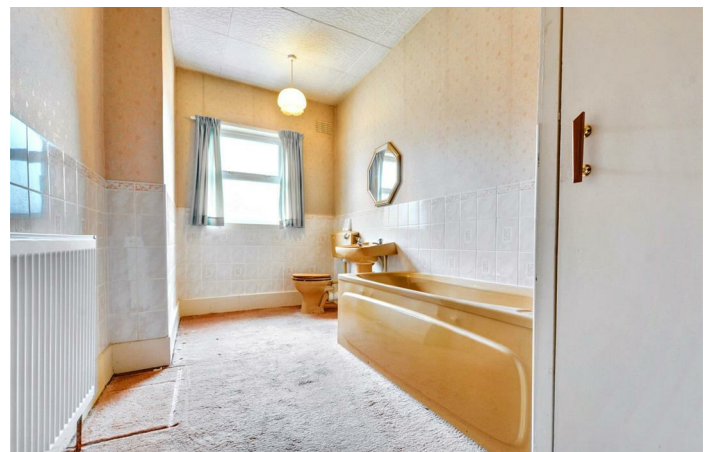


THIS IS A TWO DOUBLE BEDROOM SPACIOUS TRADITIONAL MID PROPERTY IN NEED OF MODERNISATION, BEING SOLD WITH NO UPWARD CHAIN!

Being located on this very popular road close to the heart of Long Eaton, this Victorian mid property is a moments walk from the entrance of West Park. Requiring modernisation throughout, but benefitting from gas central heating and double glazing throughout, presents an excellent investment opportunity, particularly for buy-to-let purposes. The property offers well-proportioned bedrooms, a spacious kitchen diner, and a bathroom ready for refurbishment. Situated close to the town centre, it benefits from convenient access to local amenities, shops, and transport links. With significant potential for value appreciation post-renovation, this flat is a prime choice for investors looking to expand their portfolio and create a stylish, desirable living space. The property offers its own entrance from the rear and also has a garden to the rear of the property.

In brief, the property comprises of lounge, dining room, breakfast kitchen. To the first floor, there are two double bedrooms with in-built storage and a large family bathroom. Outside, there is a rear garden which is easily maintained.

Being located on King Street this property is within a few minutes walk of the Asda, Aldi and Tesco superstores and numerous other retail outlets found in Long Eaton town centre, there are schools for all ages, healthcare and sports facilities which include the Clifford Gym in the centre of town and West Park Leisure Centre and adjoining playing fields on the outskirts of Long Eaton and the 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, all of which provide good access to Nottingham, Derby and other East Midlands towns and cities.





### Lounge

12'2" x 12'8" (3.71m x 3.88m )

UPVC double glazed window to the front, and UPVC entrance door with window above, wall mounted radiator, carpet flooring, gas fire and surround, coving to the ceiling, and an attractive ceiling rose.

### Dining Room

12'2" x 12'0" (3.71m x 3.66m )

UPVC double glazed window to the rear, carpet flooring, gas fire and surround, under stairs cupboard, opening into the kitchen, and door to the stairs.

### Breakfast Kitchen

6'11" x 13'2" (2.13m x 4.02m )

UPVC double glazed back door, three UPVC double glazed windows to the side and rear, vinyl flooring, wall and base units to three walls, combination boiler, space for a free standing fridge freezer, space for a washing machine, ceiling light, and extractor fan.

### First Floor Landing

Carpet flooring, wall mounted radiator, two ceiling lights, and access to the loft via a loft hatch.

### Bedroom One

12'2" x 10'1" (3.72m x 3.08m )

UPVC double glazed window to the front elevation, wall mounted radiator, two in-built storage cupboards, carpet flooring, and ceiling light.

### Bedroom Two

9'2" x 12'0" (2.8m x 3.67m )

UPVC double glazed window to the rear elevation, carpet flooring, wall mounted radiator, and a ceiling light.

### Bathroom

6'11" x 13'2" (2.13m x 4.02m )

UPVC double glazed patterned window to the rear elevation, carpet flooring, wall mounted radiator, ceiling light, in- -built cupboard, and a three-piece bathroom suite with bath, pedestal sink, and WC.

### Outside

There is a low maintenance rear garden, (which is accessed via next doors garden for bins) and fence boundaries.

### Directions

From the traffic island at "The Green" in the centre of Long Eaton proceed along Derby Road, continuing over the canal bridge taking the third left into King Street. The property will be identified on the left hand side by our "For Sale" board.

8597JG

### Council Tax Band

Erewash Borough Council Tax Band A

### Agents Notes - Additional Information

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank : No

Broadband: BT, Sky, Virgin

Broadband Speed: Standard 20mbps Ultrafast 1000mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding since flood defences were established for Long Eaton circa. 1950

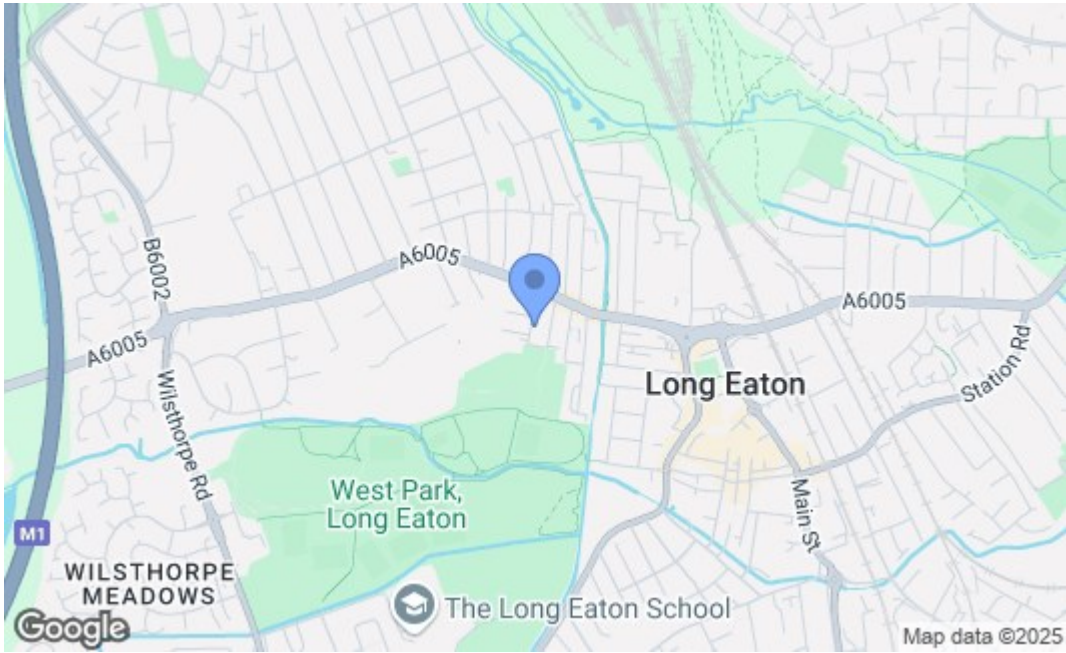
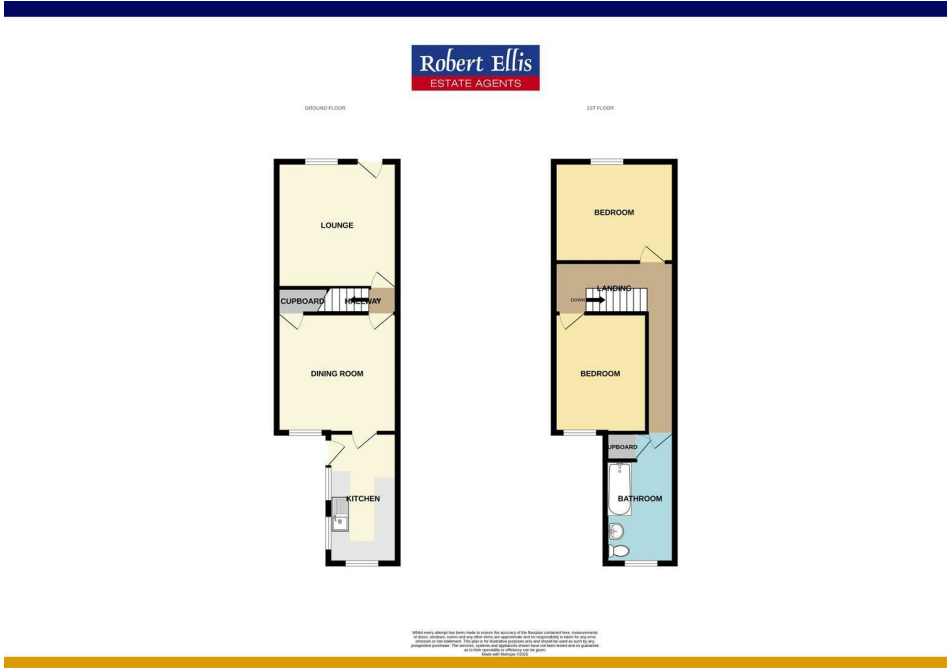
Flood Defences: No

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		87
(81-91) B		
(69-80) C		
(55-68) D	65	
(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.