



Co-Operative Street,
Long Eaton, Nottingham
NG10 1FP

O/O £170,000 Freehold



A TWO BEDROOM TRADITIONAL SEMI DETACHED HOUSE SELLING WITH THE BENEFIT OF NO UPWARD CHAIN WITH REAR GARDEN IN CLOSE PROXIMITY TO LONG EATON CENTRE

Robert Ellis are delighted to bring to the market a property that would be ideal for the first time buyer buy to let investor. The traditional property offers the two reception rooms and two double bedrooms, outdoor space and is ideal for first time buyers or investors alike.

The property benefits from modern conveniences such as gas central heating and double glazing and in brief comprises of a lounge, dining room, kitchen and W.C to the ground floor. To the first floor there are the two double bedrooms and bathroom. The property also benefits from its own private garden to the rear with patio, decking and lawn.

The property is positioned with easy access to Asda and Tesco superstore along with numerous other retail outlets found in Long Eaton, there are schools for all ages, healthcare and sports facilities and excellent transport links include J25 of the M1, Long Eaton train station, East Midlands Airport and the A52 to Nottingham and Derby. Contact the office to make your appointment to view today.



Lounge

12'0" x 11'5" approx (3.66m x 3.48m approx)

UPVC double glazed window and door to the front, carpeted flooring, radiator, coving, ceiling rose and TV point. Door to:

Inner Lobby

2'9" x 3'3" approx (0.85m x 1m approx)

Ceiling light, carpeted flooring, stairs to the first floor and door to:

Dining Room

13'0" x 11'11" approx (3.97m x 3.65m approx)

UPVC double glazed window to the rear, carpeted flooring, radiator, coving, understairs storage cupboard.

Kitchen

6'11" x 9'10" approx (2.11m x 3.02m approx)

UPVC double glazed window to the rear, tiled floor, ceiling light, coving, wall, base and drawer units with work surfaces over, brick style white tiled splashbacks, stainless steel sink and drainer, built-in oven, four ring hob and extractor over, spaces for a free standing fridge freezer and washing machine.

Ground Floor w.c.

4'0" x 4'0" approx (1.24m x 1.22m approx)

UPVC double glazed obscure window to the rear, ceiling light, low flush w.c., wall mounted wash hand basin, wall mounted boiler.

Storage Area

3'0" x 4'0" approx (0.92m x 1.23m approx)

With hanging rails for storage.

First Floor Landing

With doors to:

Bedroom 1

13'0" x 12'4" approx (3.97m x 3.76m approx)

UPVC double glazed window to the rear, carpeted flooring, radiator and door to the bathroom.

Bedroom 2

11'11" x 11'5" approx (3.65m x 3.48m approx)

UPVC double glazed window to the front, carpeted flooring, radiator, ceiling light, storage cupboard and dado rail.

Bathroom

6'10" x 10'4" approx (2.1m x 3.17m approx)

UPVC double glazed obscure window to the rear, tiled floor, ceiling light, extractor fan, radiator, pedestal wash hand basin, low flush w.c., panelled bath with shower over and tiled splashbacks.

Outside

There is access down the right hand side of the property to the rear garden where there is a patio area, decking, lawn and shed.

Directions

Proceed out of Long Eaton along Waverley Street and at the traffic island turn right into Oakleys Road, turn first left into Co-Operative Street and the property can be found on the right hand side.

8622AMJG

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, Virgin

Broadband Speed - Standard 15mbps Superfast 75mbps

Ultrafast 1800mbps

Phone Signal – 02, EE, Three, Vodafone

Sewage – Mains supply

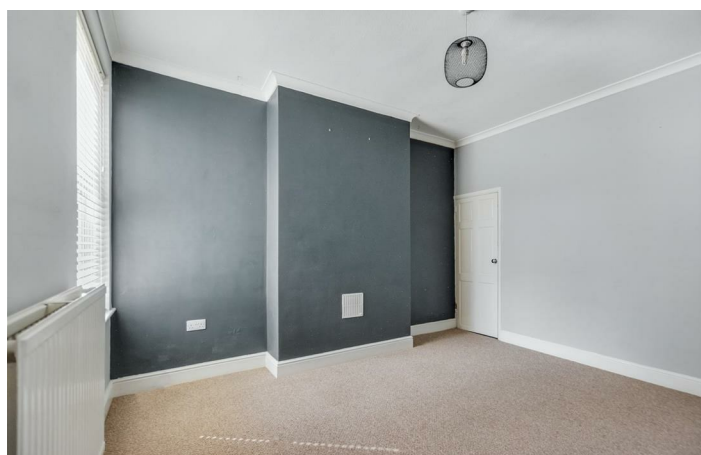
Flood Risk – No, surface water very low

Flood Defenses – No

Non-Standard Construction – No

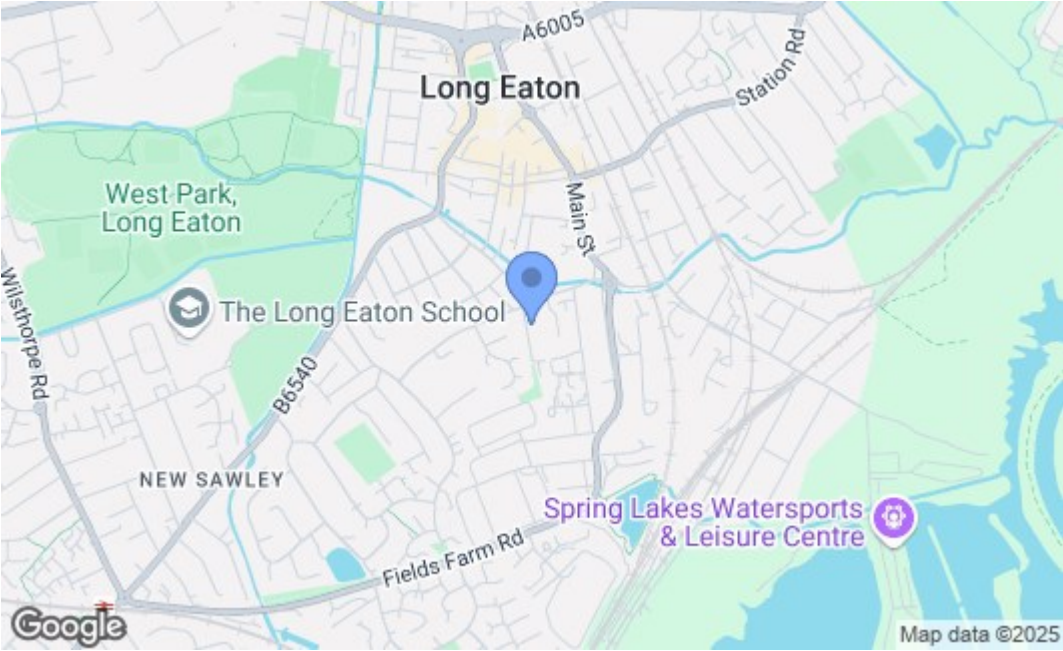
Any Legal Restrictions – No

Other Material Issues – No





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	66	
(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 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.