

# Robert Ellis

*look no further...*



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

**O/O £170,000 Freehold**

0115 946 1818



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A TWO BEDROOM SEMI DETACHED HOUSE WITH TWO BEDROOMS AND A LOFT ROOM.

Robert Ellis are pleased to offer a fantastic opportunity for a first time buyer or investor to purchase this well presented home on Co-Operative Street. Benefitting from two bedrooms and a loft room, this property really needs to be viewed internally to be appreciated. With double glazing and gas central heating and being positioned in an ideal spot for local shops and amenities in addition to being close to the town centre and a range of local schools. The property is well presented and also offers the huge benefits of an upstairs shower room. There is a side access leading to the rear garden with is lawned also boasts decking.

This brick constructed property benefits from gas central heating and double glazing and the internal accommodation briefly comprises of two reception rooms to the ground floor and the kitchen to the rear aspect. To the first floor, there are two bedrooms and a shower room plus stairs leading to the loft room. The loft room boasts a radiator and double glazed window to the side elevation.

The property is positioned with easy access to the Asda, Tesco, Lidl and Aldi stores along with numerous other retail outlets found in Long Eaton town centre, there are schools for all ages, healthcare and sports facilities and the excellent transport links include J25 of the M1, Long Eaton train station, East Midlands Airport and the A52 to Nottingham, Derby and other East Midlands towns and cities.



## Lounge

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

Double glazed door to the front, laminate flooring, radiator, TV point, coving and open to:

## Inner Hall

Stairs to the first floor and door to:

## Dining Room

13' x 12'1 approx (3.96m x 3.68m approx)

Double glazed window to the rear, storage cupboard, radiator and open to:

## Kitchen

15'8 x 6'8 approx (4.78m x 2.03m approx)

With a range of matching wall and base unit with work surfaces over, inset sink and drainer, integrated electric oven, four ring induction hob and extractor over, double glazed window and door to the rear, space for a fridge freezer, plumbing for a washing machine and tumble dryer.

## First Floor Landing

Stairs to the loft and doors to:

## Bedroom 1

12'1 x 11'9 approx (3.68m x 3.58m approx)

Two double glazed windows to the front and a radiator.

## Bedroom 2

9' x 10' approx (2.74m x 3.05m approx)

Double glazed window to the rear and a radiator.

## Shower Room

Double glazed window to the rear, single shower cubicle, vanity wash hand basin, low flush w.c. and a radiator.

## Second Floor

## Loft Room

Double glazed window to the side, radiator and storage within the eaves.

## Outside

There is side access for the bins and into the rear garden.

The rear garden is mainly laid to lawn with a decked area.

## 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 left.

8610AMCO

## 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

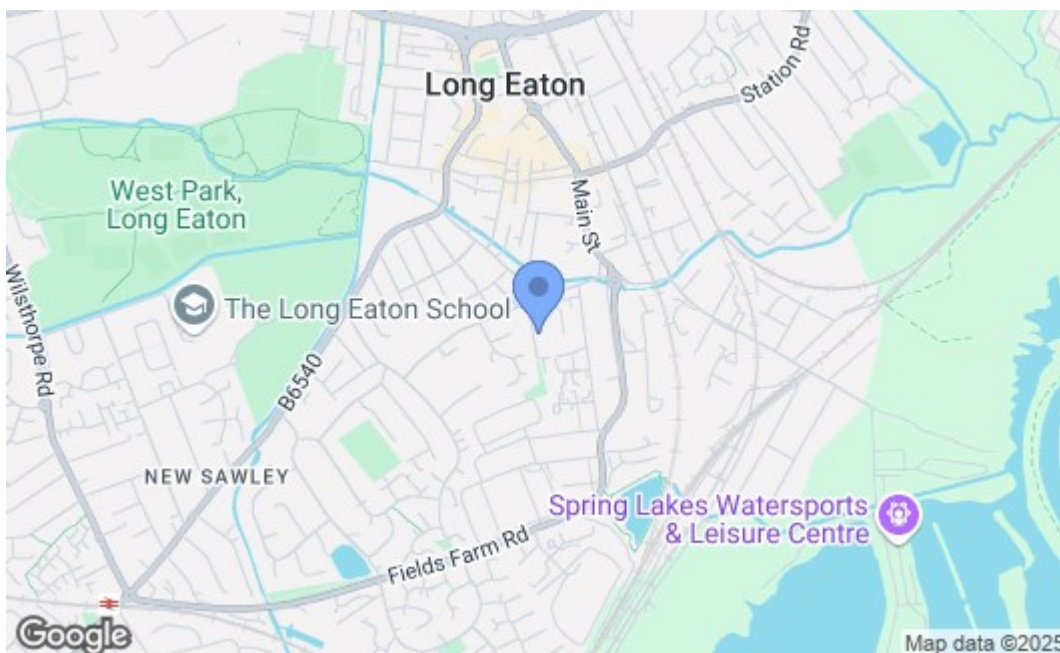
Non-Standard Construction – No


Any Legal Restrictions – No

Other Material Issues – No







Energy Efficiency Rating		Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p>		<p>62</p>	<p>84</p>
<p><b>England &amp; Wales</b></p> <p>EU Directive 2002/91/EC</p> <p><b>Environmental Impact (CO<sub>2</sub>) Rating</b></p>		<p>EU Directive 2002/91/EC</p> <p></p>	

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