



Wellington Street,
Long Eaton, Nottingham
NG10 4NG

Price Guide £240-250,000
Freehold

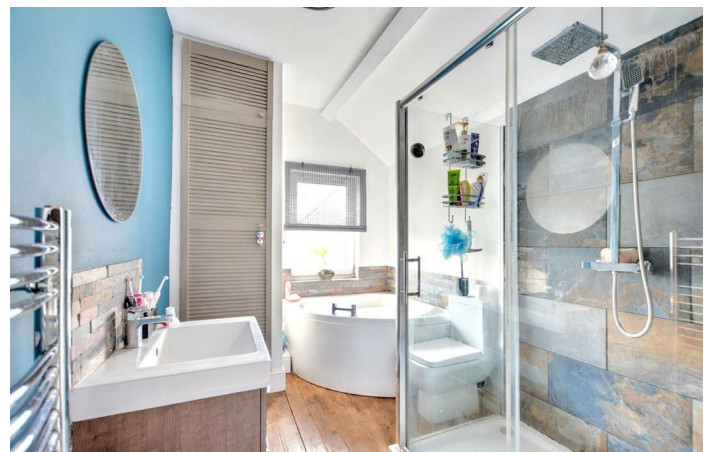


A THREE BEDROOM SEMI DETACHED HOUSE OFFERING SPACIOUS AND WELL PRESENTED ACCOMMODATION.

Robert Ellis are pleased to bring to the market this well presented traditional three bedroom semi detached home which provides fantastic accommodation throughout. Found within the heart of Long Eaton within walking distance of all the local amenities, shops and transport links that Long Eaton has to offer, an early viewing comes highly recommended in order to appreciate all that is on offer, call the office today to arrange your viewing appointment.

This delightful home is constructed of brick to the external elevations all under a tiled roof and derives the benefit of modern conveniences such as gas central heating and double glazing. In brief the deceptively spacious accommodation comprises of an entrance hallway with stairs to the first floor, living room, dining room to the rear with feature log burner and modern fitted kitchen with utility area. To the first floor there are two bedrooms and a modern four piece bathroom suite. There is a further bedroom located to the second floor. Outside the property benefits from a low maintenance attractive rear garden with artificial turf and two brick built outhouses.

As previously mentioned the property is well placed for easy access to the Asda and Tesco superstores and numerous other retail outlets found in Long Eaton town centre, schools for all ages, health care and sports facilities and excellent transport links which include J25 of the M1 which is literally only a couple of minutes driving distance away, Long Eaton and East Midlands Parkway Stations, East Midlands Airport and the A52 and other main roads which provide good access to both Nottingham and Derby.



Entrance Hall

Side entrance door, stairs leading to the first floor, laminate flooring. Doors to:

Lounge

12'7 x 11'10 approx (3.84m x 3.61m approx)

Double glazed window to the front, picture rail, coving and TV point.

Dining Room

13' x 12'5 approx (3.96m x 3.78m approx)

Laminate flooring, feature log burner, radiator, understairs storage cupboard, coving and door to:

Kitchen

12'5 x 10' approx (3.78m x 3.05m approx)

Tiled floor, range of wall, base and drawer units with work surfaces over, inset sink and drainer with mixer tap, integrated appliances including dishwasher, electric oven, four ring electric hob, double glazed window to the rear and UPVC door to the side.

Utility Room

Double glazed window to the rear and plumbing for a washing machine,

First Floor Landing

Stairs to the second floor, radiator and doors to:

Bedroom 2

12'6 x 11'10 approx (3.81m x 3.61m approx)

Double glazed window to the front, radiator and built-in storage cupboard.

Bedroom 3

9'6 x 7'9 approx (2.90m x 2.36m approx)

Double glazed window to the rear, two built-in wardrobes and a radiator.

Bathroom

Four piece suite comprising of a double tiled shower cubicle with mains fed shower over, vanity wash hand basin, corner panelled bath, low flush w.c., original wooden flooring and airing/storage cupboard housing the boiler.

Second Floor

Bedroom 1

14'6 x 12'6 approx (4.42m x 3.81m approx)

Wooden flooring, Velux sky light, radiator and built-in storage cupboard within the eaves.

Outside

To the front of the property there is a low level brick wall to the boundary, path down the side providing access to the entrance door.

To the rear there is a low maintenance enclosed garden, block paved patio and pathway leading to two brick outhouses.

Directions

Proceed out of Long Eaton along Derby Road taking the right turning into Wellington Street and the property can be found as identified by our for sale board.
8660AMCO

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 16mbps Superfast 55mbps

Ultrafast 1800mbps

Phone Signal – EE, 02, Three, Vodafone

Sewage – Mains supply

Flood Risk – No, surface water very low

Flood Defenses – No

Non-Standard Construction – No

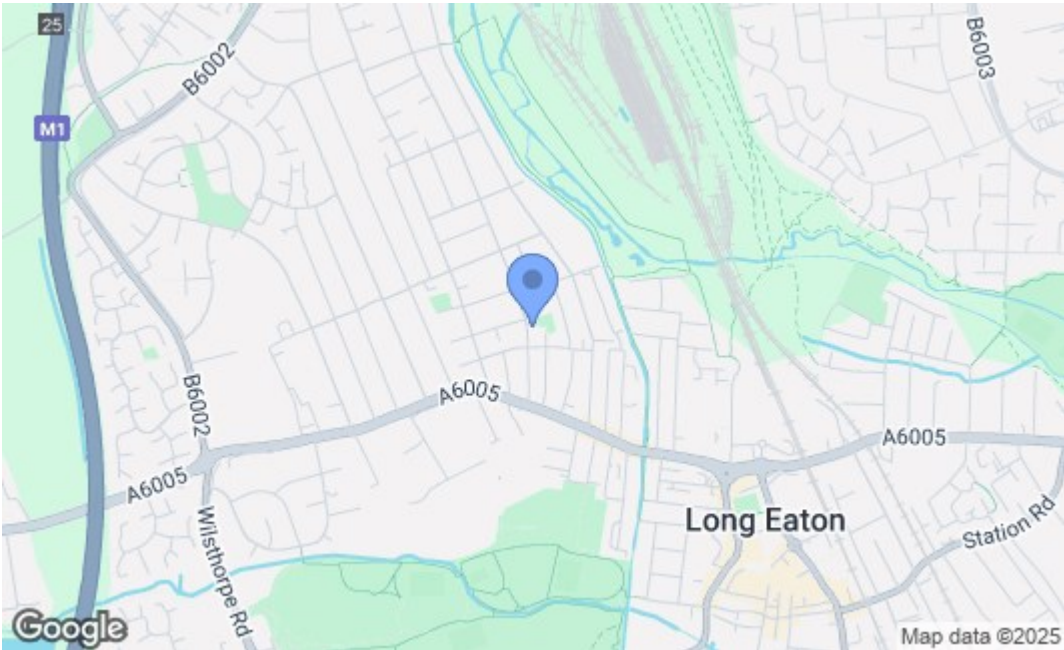
Any Legal Restrictions – No

Other Material Issues – No





Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, 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		82
(81-91) B		
(69-80) C		
(55-68) D	63	
(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.