



Bennett Street,
Long Eaton, Nottingham
NG10 4JA

£95,000 Plus - Freehold

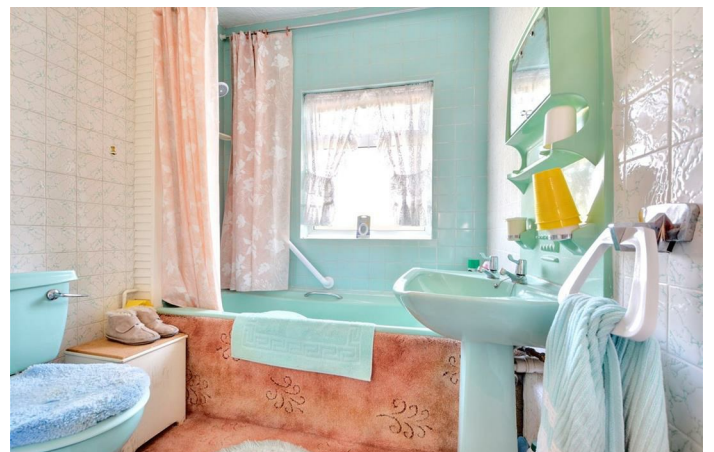
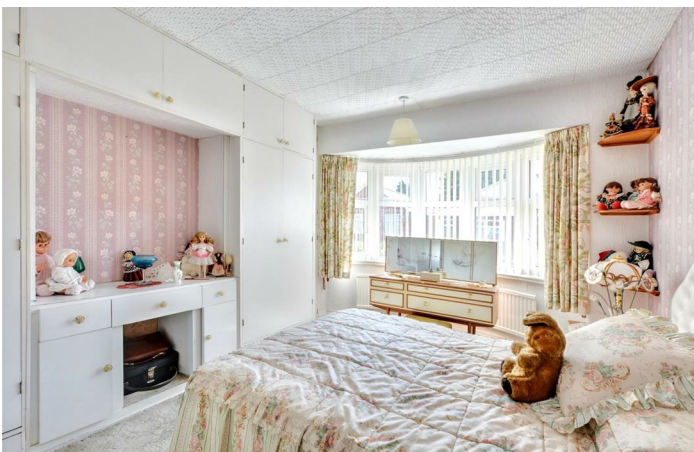


A THREE BEDROOM TRADITIONAL BAY FRONT SEMI DETACHED PROPERTY LOCATED ON BENNETT STREET WITH DRIVEWAY AND CANAL ASPECT TO THE REAR GARDEN BEING SOLD WITH NO UPWARD CHAIN!

Robert Ellis are delighted to bring to the market a traditional 1930's property with some period features that has a sunny CANAL ASPECT in the rear garden and has a bay window to the front. Ideally located close to the heart of Long Eaton and the shops and amenities and close to the transport links. Offering spacious accommodation throughout, the property is ready for a new owner to stamp their own mark on , offering potential to extend/ go up to the second floor or open up the kitchen diner for open plan living. With a driveway to the front for two vehicles and with gas central heating and double glazing, it offers all the mod-cons. An internal viewing comes highly recommended and is sure to tick many boxes!

The property is constructed of brick to the external elevation all under a tiled roof and in brief comprises of entrance porch, light and airy hallway, large bay fronted lounge with open archway into the kitchen diner to the rear, with conservatory making the most of the garden. To the first floor there are three bedrooms and a family bathroom. Outside to the front there is a front driveway and side access to the privately enclosed established rear garden with established shrubs and flowers. The garden has the canal at the rear, which the new owner could open up the current view as many others have done. It must be viewed to be appreciated!

The property is within easy reach of the Asda and Tesco superstores and numerous other retail outlets found in Long Eaton town centre, there are excellent schools for all ages within walking distance of the property, healthcare and sports facilities which include the West Park Leisure Centre and adjoining playing fields, walks along the banks of the canal and open space beyond and excellent transport links include J25 of the M1 which is only a few minutes drive away from the property, 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.



Porch

5'11" x 2'3" approx (1.82m x 0.7m approx)

UPVC double glazed obscure glazed door to the front and window to the side, ceiling light and carpeted flooring, open to:

Entrance Hall

5'11" x 17'11" approx (1.81m x 5.21m approx)

Original wooden stained glass door to the front, laminate flooring, two ceiling lights, understairs storage cupboard, panelled staircase to the first floor, wall mounted radiator, doors to:

Ground Floor w.c.

3'1" x 5'1" approx (0.94m x 1.57m approx)

UPVC double glazed obscure window to the side, carpeted flooring, low flush w.c. ceiling light and wall mounted boiler.

Lounge

10'3" x 26'7" approx (3.14m x 8.11m approx)

UPVC double glazed bay window to the front, carpeted flooring, large brick built fireplace, coving to the ceiling, electric fireplace, TV point, two wall mounted radiators and archway to:

Kitchen Diner

10'9" x 16'3" approx (3.3m x 4.97m approx)

This L shaped room has a UPVC double glazed window to the rear, a wooden double glazed window into conservatory, one looking into the conservatory, carpeted flooring, radiator, two ceiling lights, cream Shaker style wall, base and drawer units with work surfaces over, space for a washing machine and cooker, space for an undercounter fridge and freezer, inset stainless steel 1½ bowl sink and drainer with swan neck mixer tap, extractor fan, tiled splashbacks, laminate work surface, space for a dining table and UPVC double glazed door to:

Conservatory

9'10" x 9'10" approx (3m x 3m approx)

UPVC double glazed windows to the side and rear, polycarbonate roof, tiled flooring, two wall lights and wall mounted radiator.

First Floor Landing

9'4" x 15'5" approx (2.87m x 4.72m approx)

UPVC double glazed window to the side, wall mounted double radiator, carpeted flooring, ceiling light and doors to:

Bedroom 1

13'11" x 10'4" approx (4.25m x 3.15m approx)

UPVC double glazed bay window to the front, carpeted flooring, radiator, ceiling light, built-in wardrobes

Bedroom 2

12'4" x 9'2" approx (3.77m x 2.8m approx)

UPVC double glazed window to the rear, carpeted flooring, radiator, ceiling light, built-in wardrobes.

Bedroom 3

6'0" x 8'2" approx (1.84m x 2.5m approx)

UPVC double glazed window to the front, carpeted flooring, radiator and ceiling light.

Bathroom

6'0" x 6'2" approx (1.85m x 1.9m approx)

UPVC double glazed obscure window to the rear, low flush w.c., panelled bath with electric shower over, pedestal wash hand basin, tiled walls, ceiling light, loft access hatch and a double radiator.

Outside

To the front, the property sits back from the road behind iron gates with a drive for at least one vehicle. To the rear, the property sits on the edge of the canal with views over. With established shrubs, plants and flowers such as wisteria and peonies. There is an easily maintained pebbled with stepping stones and patio area and a large shed for useful storage

Directions

Proceed out of Long Eaton along Derby Road and after the canal bridge Bennett Street can be found as a turning on the right hand side Continue for some distance and the property can be found on the left as identified by our for sale board. 8602AMJG

Council Tax

Erewash Borough Council Band B

Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 8mbps Superfast 70mbps Ultrafast 1800mbps

Phone Signal –

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

Auction Details

The sale of this property will take place on the stated date by way of Auction Event and is being sold as Unconditional with Variable Fee (England and Wales).

Binding contracts of sale will be exchanged at the point of sale.

All sales are subject to SDL Property Auctions Buyers Terms. Properties located in Scotland will be subject to applicable Scottish law.

Auction Deposit and Fees

The following deposits and non- refundable auctioneers fees apply:

- 5% deposit (subject to a minimum of £5,000)

- Buyers Fee of 4.8% of the purchase price for properties sold for up to £250,000, or 3.6% of the purchase price for properties sold for over £250,000 (in all cases, subject to a minimum of £6,000 inc. VAT). For worked examples please refer to the Auction Conduct Guide.

The Buyers Fee does not contribute to the purchase price, however it will be taken into account when calculating the Stamp Duty Land Tax for the property (known as Land and Buildings Transaction Tax for properties located in Scotland), because it forms part of the chargeable consideration for the property.

There may be additional fees listed in the Special Conditions of Sale, which will be available to view within the Legal Pack. You must read the Legal Pack carefully before bidding.

Additional Information

For full details about all auction methods and sale types please refer to the Auction Conduct Guide which can be viewed on the SDL Property Auctions home page.

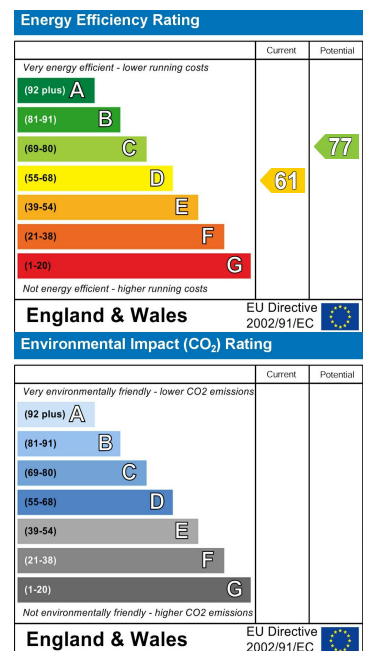
This guide includes details on the auction registration process, your payment obligations and how to view the Legal Pack (and any applicable Home Report for residential Scottish properties).

Guide Price and Reserve

Each property sold is subject to a Reserve Price. The Reserve Price will be within + or - 10% of the Guide Price. The Guide Price is issued solely as a guide so that a buyer can consider whether or not to pursue their interest. A full definition can be found within the Buyers Terms.

SDL Link





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