



Fair Lea Close,  
Long Eaton, Nottingham  
NG10 1EJ

**Price Guide £200-210,000**  
**Freehold**



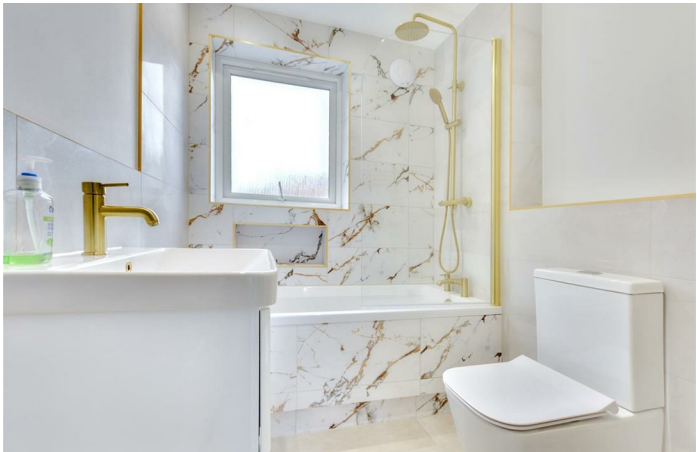


A NEWLY RENNOVATED THROUGHOUT, TWO DOUBLE BEDROOM MID-TERRACED HOUSE WITH OFF STREET PARKING AND GARAGE, PERFECT FOR A WIDE RANGE OF BUYERS AND BEING SOLD WITH THE BENEFIT OF NO ONWARD CHAIN.

Robert Ellis are delighted to be instructed to market this fantastic example of a two bedroom mid-terraced house that has been renovated throughout. The property is constructed of brick to the external elevations and benefits double glazing and gas central heating throughout. This home would be ideal for a wide range of buyers and an internal viewing is highly recommended to appreciate the property and location on offer.

In brief, the property comprises an entrance hallway with a built in storage/utility cupboard with space and plumbing for washing machine/tumble dryer, a newly fitted kitchen with tiled splashback, integrated electric oven, gas hob, overhead extractor and space for a fridge/freezer, open plan lounge with a built in storage cupboard and windows and doors overlooking and leading to the garden. To the first floor, the landing leads to two generously sized double bedrooms and a newly fitted three piece family bathroom suite with a built in storage cupboard. The whole property has new flooring and carpets laid throughout with freshly painted walls, new internal doors and panelling on some walls. To the exterior, there is a small low maintenance gated garden to the front and to the rear, an enclosed garden with freshly laid turf, decking and a new pergola. There is also a parking space for the property and separate brick built garage.

Located in the popular residential town of Long Eaton, close to a wide range of local schools, shops and parks. Long Eaton town centre is within walking distance where shops, supermarkets and healthcare facilities can be found. There are fantastic transport links available such as nearby bus stops and easy access to major road links including the M1, A50 and A52 to both Nottingham and Derby with East Midlands Airport and Long Eaton train station being just a short drive away.



### Entrance Hall

Composite front door, herringbone flooring, radiator, storage/utility cupboard with plumbing and space for a washing machine and tumble dryer, painted plaster ceiling, spotlights.

### Kitchen

6'6 x 8'8 (1.98m x 2.64m)

uPVC double glazed window overlooking the front, herringbone flooring, radiator, integrated electric oven, gas hob and overhead extractor fan, space for fridge/freezer, wall mounted boiler, painted plaster ceiling, ceiling light.

### Lounge

16'4 x 10'0 x 13'3 (4.98m x 3.05m x 4.04m)

uPVC double glazed window overlooking the rear with a door leading to the rear garden, herringbone flooring, built in storage cupboard, radiator, painted plaster ceiling, spotlights.

### Landing

Carpeted flooring, loft access, painted plaster ceiling, ceiling light.

### Bedroom One

13'3 x 8'8 (4.04m x 2.64m)

uPVC double glazed window overlooking the rear, carpeted flooring, radiator, painted plaster ceiling, ceiling light.

### Bedroom Two

6'8 x 16'6 (2.03m x 5.03m)

uPVC double glazed window overlooking the front, carpeted flooring, radiator, painted plaster ceiling, ceiling light.

### Family Bathroom

8'5 x 6'1 (2.57m x 1.85m)

uPVC double glazed patterned window overlooking the front, tiled flooring, WC, top mounted sink, bath with shower over the bath, built in storage cupboard, painted plaster ceiling, spotlights.

### Outside

To the front there is a gated low maintenance garden. To

the rear there is an enclosed and private garden with newly laid turf, decked area and pergola. There is also a parking space for the property and a separate brick built garage.

### Directions

Proceed out of Long Eaton along Tamworth Road, turning left at The Barge public house onto Nelson Street, take the second right onto Manchester Street and follow the road down where Fair Lea Close can be found as the second left.

8685RS

### 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 AND VIRGIN

Broadband Speed - Standard 14 mbps

Superfast 45 mbps

Ultrafast 1800 mbps

Phone Signal – O2, EE, THREE AND VODAFONE

Sewage – Mains supply

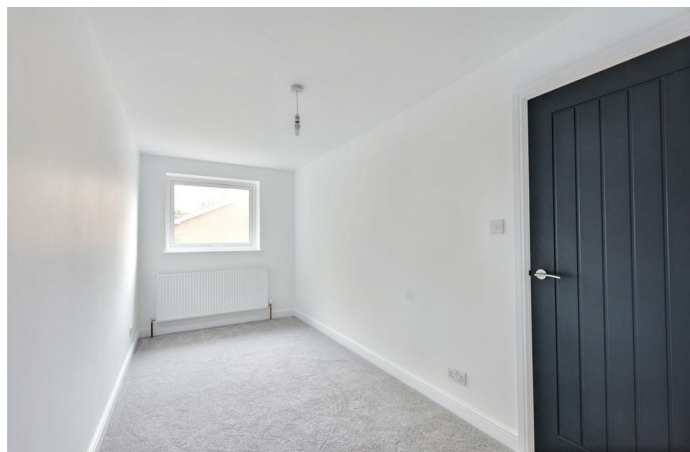
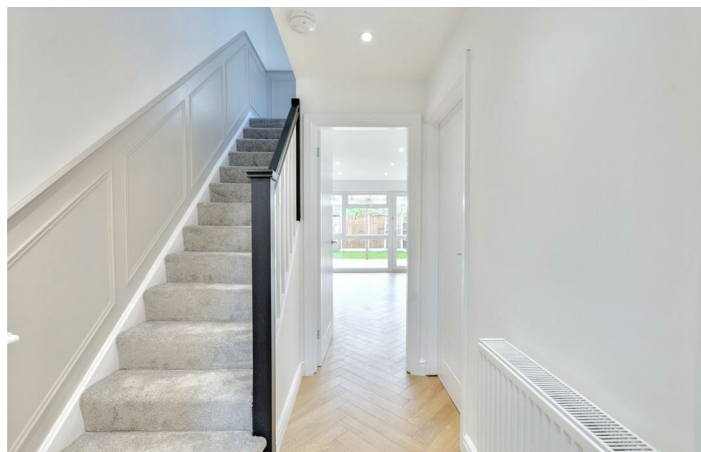
Flood Risk – No flooding in the past 5 years

Flood Defenses – No

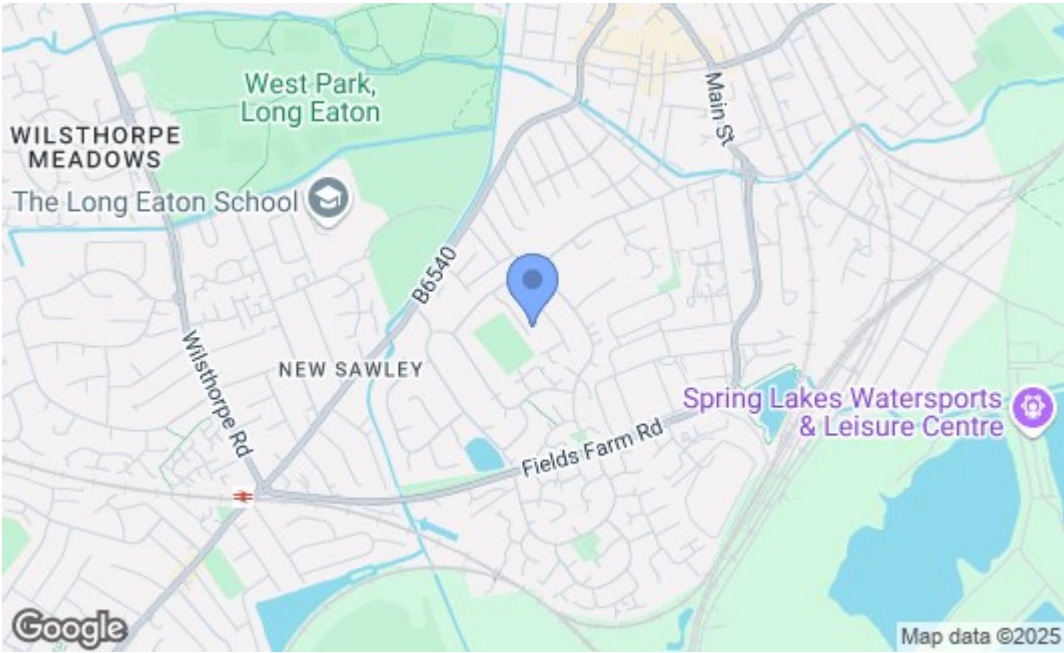
Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B	76	
(69-80) C		
(55-68) D		
(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.