



New Tythe Street,  
Long Eaton, Nottingham  
NG10 2DL

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





A THREE BEDROOM SEMI DETACHED HOUSE FOUND WITHIN WALKING DISTANCE OF THE TOWN CENTRE.

Robert Ellis are delighted to offer to the market a fantastic opportunity to purchase this well presented three bedroom semi-detached property located on New Tythe Street. The property is ideal for a first time buyer who is looking to make their first steps onto the property ladder. New Tythe Street is situated in a convenient location, situated just a short distance from local amenities including schools, various supermarkets and Long Eaton train station, making commuting and daily errands effortless. The property boasts off-road parking, central heating, and double glazing throughout, ensuring year round comfort and efficiency. Inside, the home is tastefully decorated and ready to move into, offering generous living space for couples, young families, or professionals. Viewing is highly recommended to fully appreciate all that this fantastic property has to offer.

The property externally offers off road parking to the front and great sized lawned rear garden. Internally, the accommodation briefly compromises of an entrance hall, lounge, kitchen, rear lobby and bathroom to the ground floor. To the first floor, there are three good sized bedrooms on offer.

The property is within walking distance of the Asda, Tesco, Aldi and Lidl stores and 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, East Midlands Airport, stations at Long Eaton and East Midlands Parkway and the A52 and other main roads which provide good access to Nottingham, Derby and other East Midlands towns and cities.



### Entrance Hall

Composite door to the front, radiator, stairs to the first floor and door to:

### Lounge

13'9" x 13'5" approx (4.19m x 4.09m approx)

Double glazed bay window to the front, laminate flooring, coving, radiator, storage cupboard under the stairs, double glazed window to the side and door to:

### Kitchen

10'11" x 8'11" approx (3.33m x 2.72m approx)

Double glazed window to the rear, matching wall and base units with work surfaces over, inset stainless steel sink and drainer, integrated electric oven, four ring gas hob and extractor over, plumbing for a washing machine, space for a fridge freezer, radiator and double glazed door to the rear.

### Rear Lobby

Housing the boiler and water tank, door to:

### Bathroom

Double glazed window to the rear, linoleum flooring, wall mounted heated towel rail, low flush w.c., vanity wash hand basin, panelled bath with shower over, part tiled walls, extractor fan.

### First Floor Landing

Loft access hatch and doors to:

### Bedroom 1

13' x 10'5" approx (3.96m x 3.18m approx)

Double glazed window to the front, radiator and storage cupboard with a double glazed window to the front.

### Bedroom 2

11'1" x 9'3" approx (3.38m x 2.82m approx)

Double glazed window to the rear and a radiator.

### Bedroom 3

8'11" x 7'8" approx (2.72m x 2.34m approx)

Double glazed window to the rear and a radiator

### Outside

There is off road parking to the front, lawned garden and pathway to the front door.

The rear garden is laid mainly to lawn, patio area and fencing to the boundaries.

### Directions

Proceed out of Long Eaton along Main Street turning left at the Tappers Harker pub into Meadow Lane, crossing over the railway line and taking the first left at the mini island into New Tythe Street. Proceed for a short distance where the property can be found on the right.

8654AMCO

### 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 74mbps

Ultrafast 1800mbps

Phone Signal – EE, O2, Three, Vodafone

Sewage – Mains supply

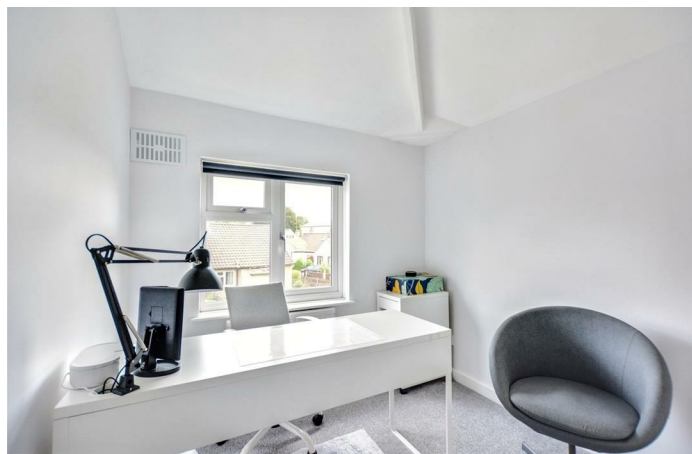
Flood Risk – No, surface water very low

Flood Defenses – No

Non-Standard Construction – No

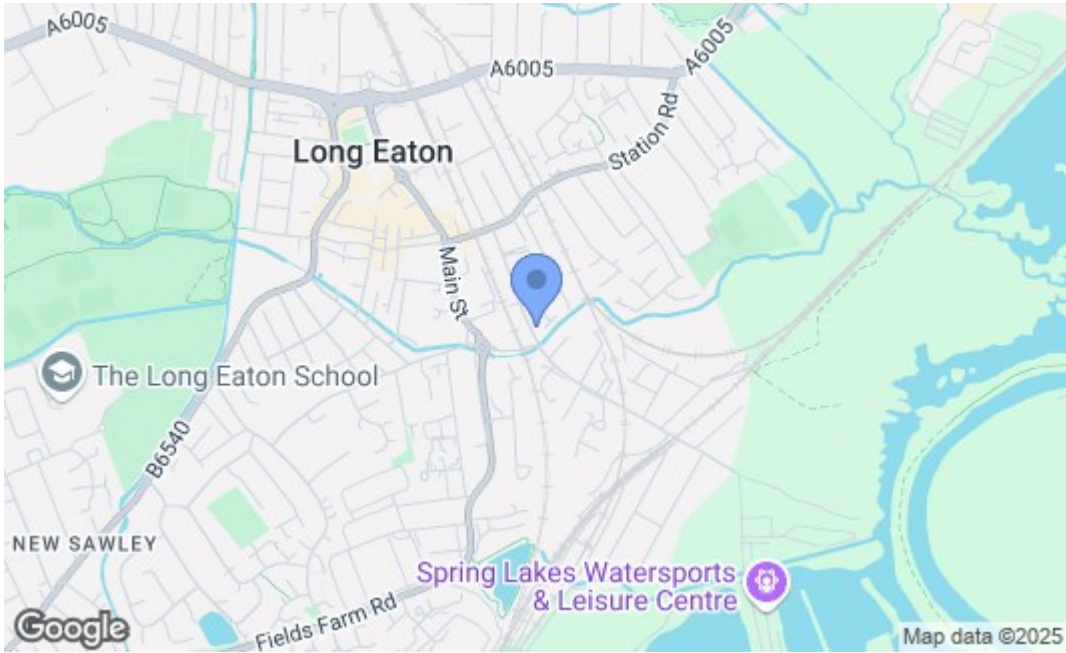
Any Legal Restrictions – No

Other Material Issues – No





Robert Ellis  
ESTATE AGENTS



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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.