

Robert Ellis

look no further...



Bosworth Way,
Long Eaton, Nottingham
NG10 1PF

£209,950 Freehold

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@robertellisea



A WELL PRESENTED TWO BEDROOM END-TERRACED PROPERTY WITH OFF STREET PARKING AND REAR GARDEN, PERFECT FOR A WIDE RANGE OF BUYERS AND CLOSE TO LOCAL AMMENITIES.

Robert Ellis are delighted to bring to the market this fantastic example of a two bedroom end terraced property with off street parking to the front for two vehicles. The property is constructed of brick to the external elevations and benefits double glazing and gas central heating throughout. This property would be ideal for a wide range of buyers such as first time buyers, couples, families and people who are looking to downsize alike. An internal viewing is highly recommended to appreciate the property and location on offer.

In brief, the property comprises an entrance hall, lounge and kitchen with space for appliances and white goods. To the first floor, the landing leads to two generous bedrooms both benefitting from fitted wardrobes and a three piece family bathroom suite. To the front, there is a turfed lawn and off street parking via a driveway for two vehicles with a wooden gate leading to the side with access into the garden. To the rear, there is a turfed garden with a patio area and wooden storage shed with electricity. The path within the garden does have access for neighbouring properties.



Entrance Hall

uPVC double glazed front door, laminate flooring, painted plaster ceiling, ceiling light.

Lounge

14'2 x 11'8 (4.32m x 3.56m)

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

Kitchen

11'8 x 7'6 (3.56m x 2.29m)

uPVC double glazed window overlooking the rear with a door leading to the rear, tiled flooring, space for fridge/freezer, space for washing machine, freestanding cooker with integrated hob, radiator, painted plaster ceiling, ceiling light.

Landing

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

Bedroom One

7'5 x 11'8 (2.26m x 3.56m)

uPVC double glazed window overlooking the rear, laminate flooring, fitted wardrobes, radiator, painted plaster ceiling, ceiling light.

Bedroom Two

10'5 x 5'8 (3.18m x 1.73m)

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

Family Bathroom

7'8 x 4'5 (2.34m x 1.35m)

uPVC double glazed patterned window overlooking the side, tiled flooring, WC, radiator, pedestal sink, bath with shower over the bath, painted plaster ceiling, ceiling light, storage cupboard with wall mounted boiler.

Outside

To the front there is a turfed garden with off street parking for two vehicles and access through a wooden gate into the garden. To the rear there is a garden with turf, a patio area and wooden storage shed with electricity.

Directions

Proceed out of Long Eaton along Tamworth Road and at the traffic island turn left into Fields Farm Road. Take the second right hand turning into Bosworth Way and the property can be found on the right.

8584RS

Council Tax

Erewash Borough Council Band

Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, SKY AND VIRGIN

Broadband Speed - Standard mbps Superfast mbps

Ultrafast mbps

Phone Signal – O2, EE, THREE AND VODAFONE

Sewage – Mains supply

Flood Risk – No, surface water

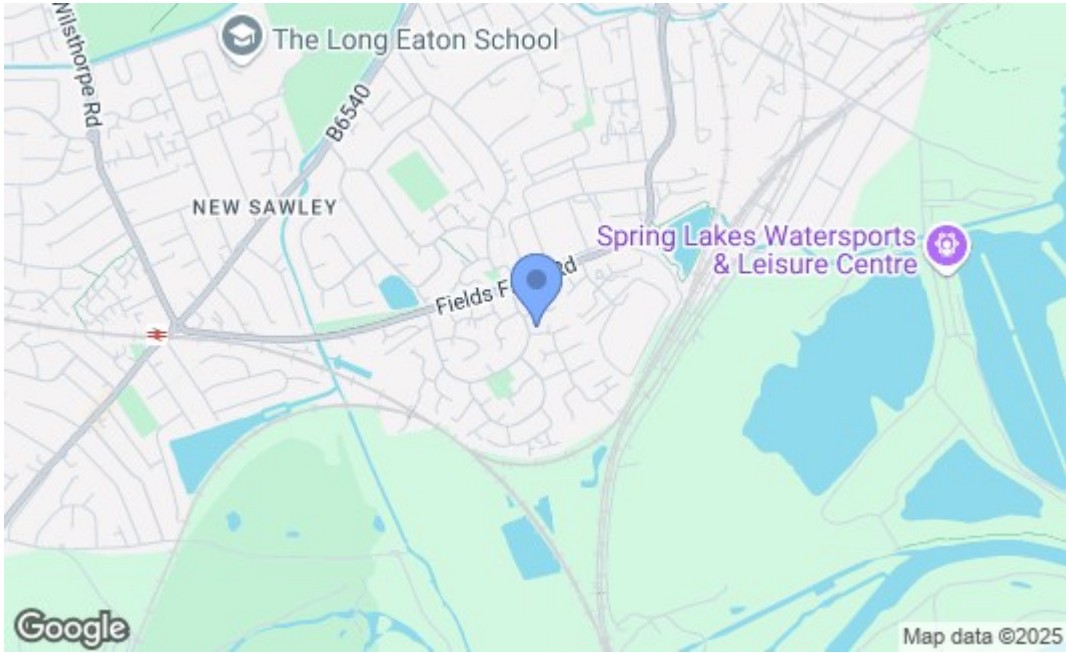
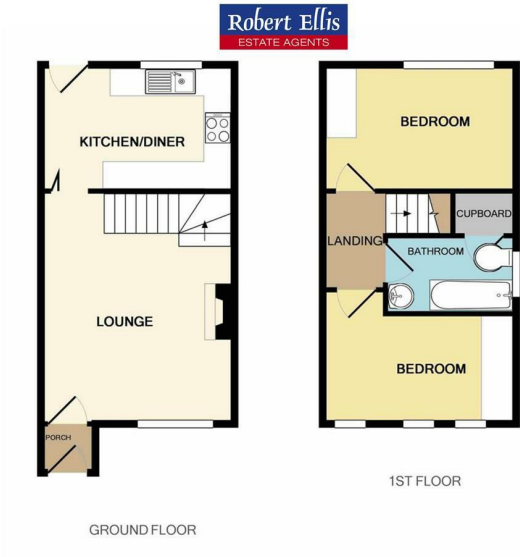
Flood Defenses – No

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		
(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 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.