



Cannock Way,  
Long Eaton, Nottingham  
NG10 2EY

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



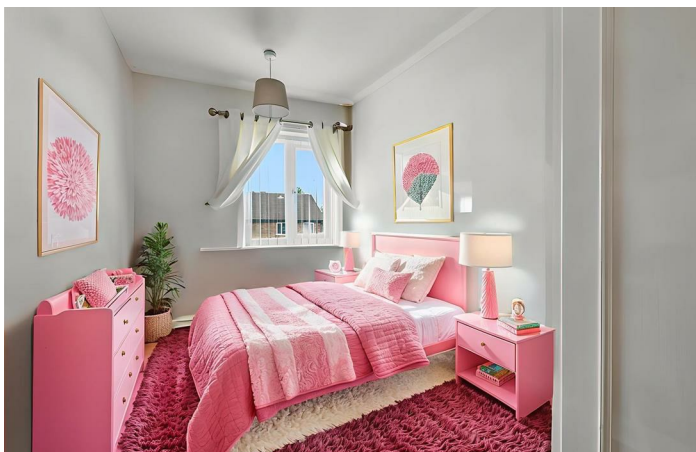


A MODERN TWO BEDROOM MID PROPERTY LOCATED IN THE HEART OF LONG EATON WITHIN EASY ACCESS TO ALL THE AMENITIES AND FACILITIES THAT THE AREA HAS TO OFFER.

It gives Robert Ellis great pleasure to bring to the market this very well presented two bedroom modern home which in our opinion offers ready to move into accommodation throughout and would most suit those in search of a time home or those looking for a buy to let property in a prime letting location. An early internal viewing comes highly recommended, contact the office to arrange your viewing today.

The property is constructed of brick to the external elevation all under a tiled roof and derives the benefit of modern conveniences such as gas central heating, with the boiler installed 4 years ago, and UPVC double glazing. In brief the accommodation comprises of an entrance hallway with stairs leading to the first floor, fitted kitchen to the front and light and airy living room to the rear with French doors to the rear garden. To the first floor there are two bedrooms with fitted wardrobes to the master bedroom and a white bathroom suite. Outside the property sits back from the road with on street parking and lawned gardens to the front and landscaped style gardens to the rear with decked patio and lawned gardens. There is also a garage in an adjoining block.

The property is well placed for easy access to all the amenities and facilities provided by Long Eaton which include an Asda and Tesco superstore along with numerous other retail outlets found along the high street, schools for all ages within easy reach of the property which include The Grange infant and primary school, healthcare and sports facilities and excellent transport links which include J25 of the M1, 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.



### Entrance Hall

5'3" x 10'5" approx (1.60m x 3.18m approx)

UPVC double glazed door and window to the front, laminate flooring, ceiling light, understairs storage cupboard, radiator, stairs to the first floor and doors to:

### Kitchen

7'6" x 10'6" approx (2.29m x 3.20m approx)

UPVC double glazed window with fitted shutters to the front, tiled floor, radiator, ceiling light, cream Shaker style wall, drawers and base units to three walls with wood effect laminate work surfaces over, tiled splashbacks, built-in fridge freezer, four ring gas hob and extractor above, stainless steel sink and drainer, integral dishwasher and washing machine.

### Lounge/Diner

12'3" x 13'4" approx (3.73m x 4.06m approx)

UPVC double glazed sliding door to the rear, UPVC double glazed window to the rear, oak wooden flooring, ceiling light, radiator, TV point, attractive fireplace with an electric fire inset.

### First Floor Landing

6'1" x 3' approx (1.85m x 0.91m approx)

Carpeted flooring, ceiling light, loft access hatch, airing/storage cupboard housing the boiler (4 years old) and doors to:

### Bedroom 1

10'3" x 11'7" approx (3.12m x 3.53m approx)

UPVC double glazed window with fitted shutters to the front, carpeted flooring, radiator, ceiling light, feature panelled wall behind the bed position, TV point and a large built-in wardrobe.

### Bedroom 2

10'8" x 7' approx (3.25m x 2.13m approx)

UPVC double glazed window to the rear, radiator, laminate flooring, ceiling light and a large built-in wardrobe.

### Bathroom

6' x 7'8" approx (1.83m x 2.34m approx)

Obscure UPVC double glazed window to the rear, vinyl tiled flooring, tiled walls, ceiling light, radiator, panelled

bath with electric shower over, low flush w.c., pedestal wash hand basin.

### Outside

The property is set back from the road with a lawned area and path to the front door, courtesy lighting.

To the rear there is an enclosed garden with fencing to the boundaries, panelled decking, shed and greenhouse, outside power points, courtesy lighting and space for a summerhouse.

### Garage

17' x 8'5" approx (5.18m x 2.57m approx)

Up and over door at the front.

### Directions

Proceed out of Long Eaton along Waverley Street and at the traffic lights turn left onto Station Street which becomes Station Road, turn right onto Stafford Street and Cannock Way starts at the end of Stafford Street, bear right and the property can be found on the left hand side.  
8771AMCO

### 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 66mbps

Ultrafast 1800mbps

Phone Signal – E, O2, Vodafone

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

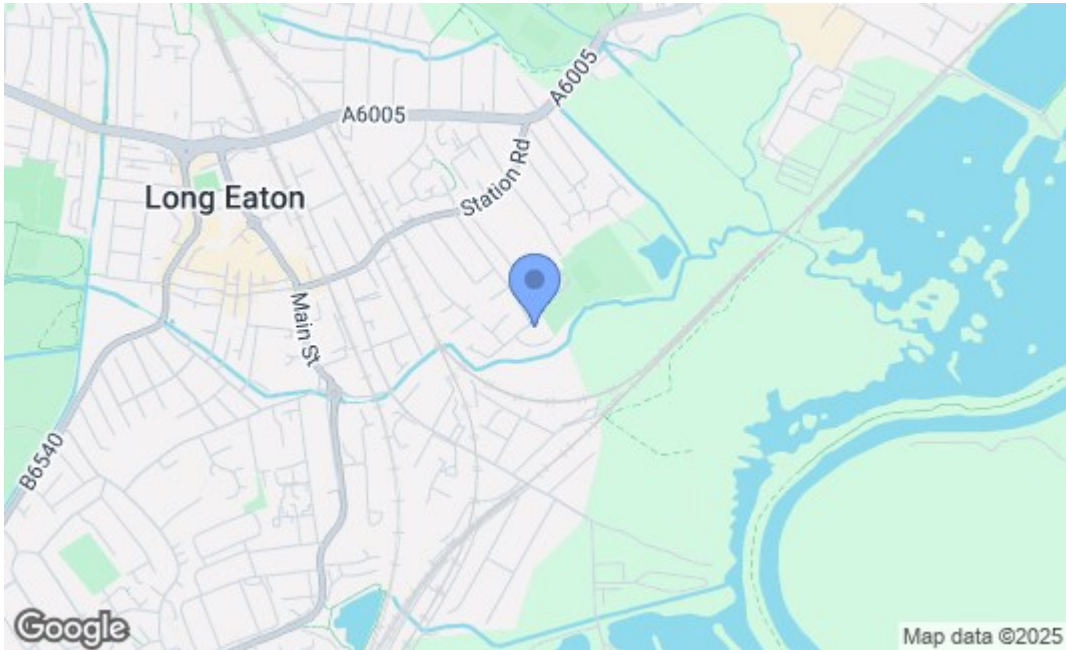
Other Material Issues – No





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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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   |         | 91                      |
| (81-91) B   |         |                         |
| (69-80) C   |         |                         |
| (55-68) D   | 65      |                         |
| (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.