



Bennett Street,  
Long Eaton, Nottingham  
NG10 4RF

**Price Guide £160-170,000**  
**Freehold**





A TWO BEDROOM SEMI DETACHED HOUSE, SELLING WITH THE BENEFIT OF NO UPWARD CHAIN.

Robert Ellis are delighted to offer to the market this fantastic opportunity for a first time buyer to buy to let investor to purchase this two bedroom property on Bennett Street. The property is neutrally presented throughout, offers a lovely kitchen to the rear aspect of the property and is positioned ideally for local shops and amenities including the town centre.

Being constructed of brick to the external elevations and deriving the benefits of gas central heating and double glazing, the accommodation comprises of a lounge, separate dining room, kitchen and utility. To the first floor are the two bedrooms and bathroom. Low maintenance, enclosed garden to the rear.

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.



### Lounge

12'6 × 12'6 approx (3.81m × 3.81m approx)

Double glazed door and window to the front, radiator, coving, and door to:

### Dining Room

12'6 × 12'6 approx (3.81m × 3.81m approx)

Double glazed window to the rear, stairs to the first floor, laminate flooring and archway to:

### Kitchen

9'2 × 5'10 approx (2.79m × 1.78m approx)

Fitted with a range of modern wall and base units with work surfaces over, part tiled walls, double glazed window to the rear, integrated electric oven, four ring gas hob and extractor over, double glazed window to the side, stainless steel sink and drainer and opening to:

### Utility Area

With space for a fridge freezer.

### First Floor Landing

With doors to:

### Bedroom 1

12'6 × 12'6 approx (3.81m × 3.81m approx)

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

### Bedroom 2

12'6 × 12'6 approx (3.81m × 3.81m approx)

Double glazed window to the rear, radiator and door to:

### Bathroom

14'1 × 6'10 approx (4.29m × 2.08m approx)

Obscure double glazed window to the rear, built-in cupboard, panelled bath, low flush w.c., pedestal wash hand basin, laminate floor and part tiled walls, spotlights to the ceiling.

### Outside

To rear garden is block paved for ease of maintenance and enclosed with wall and fencing to the boundaries. Side access.

### Outhouse

With plumbing for a washing machine.

### Directions

Proceed out of Long Eaton along Derby Road and after passing over the canal bridge, Bennett Street can be found as a turning on the right hand side. The property can be identified by our for sale board.

8747AMCO

### 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 - Unknown

Phone Signal – EE, 02, Three, Vodafone

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

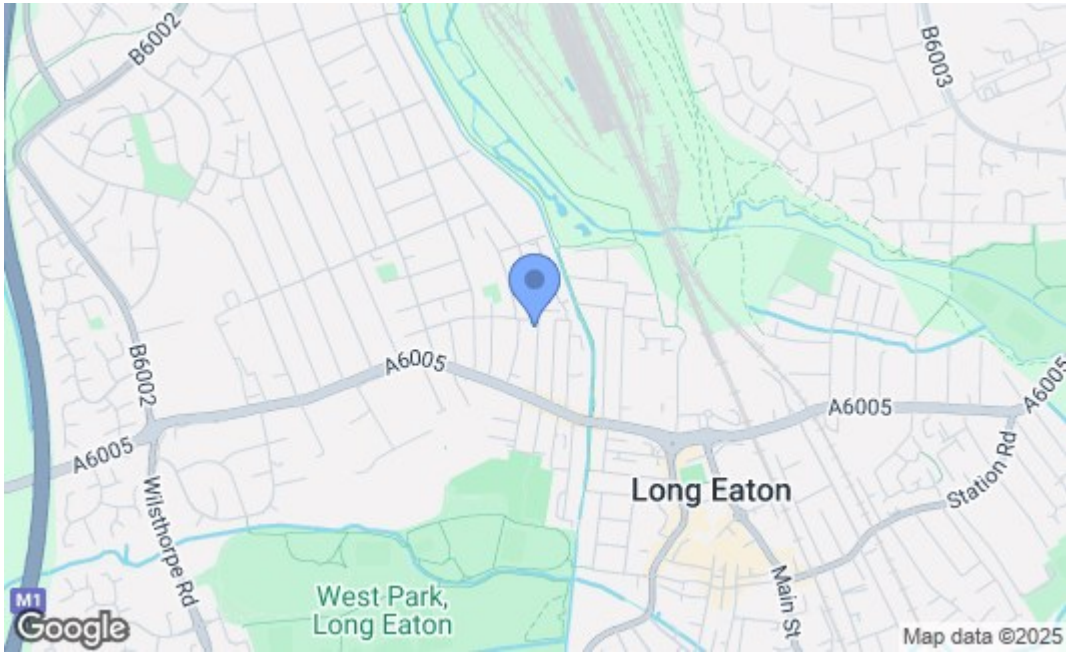
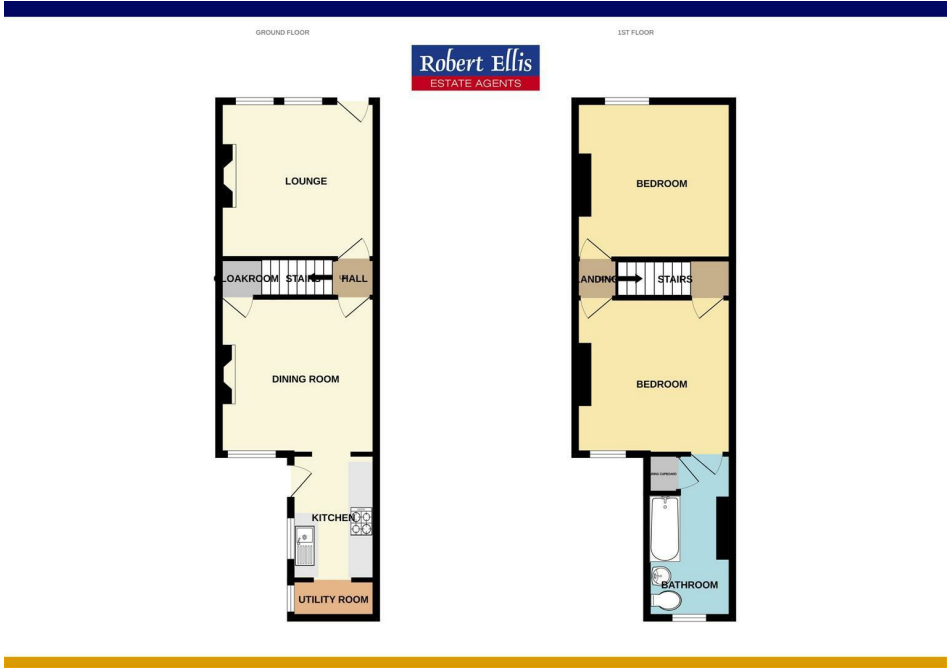
Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	53	77
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.