

# Robert Ellis

*look no further...*



Cranmer Street,  
Long Eaton, Nottingham  
NG10 1NJ

**Price Guide £165-175,000**  
**Freehold**

0115 946 1818



/robertellisestateagent



@robertellisea



A TRADITIONAL PROPERTY WITH PERIOD FEATURES THROUGHOUT AND LOCATED WITHIN EASY ACCESS TO ALL AMENITIES.

This is a good opportunity to purchase a period property that would benefit from being updated throughout. The location and size of the accommodation is really good and would appeal to a variety of buyers. A real highlight of this property is that the original doors are still present and that the current vendor has replaced the roof and guttering.

The ground floor accommodation comprises of a living room, dining room and kitchen and to the first floor there are two double bedrooms and a single bedroom and bathroom. There is a rear courtyard garden that is of low maintenance and provides access to the front as well as an outside wc.

The property is within easy reach of the main shopping facilities provided in Long Eaton with Asda, Tesco, Aldi and Lidl stores as well as many other retail outlets, there is a Co-op convenience store and a further convenience store on College Street, there are 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 and the excellent transport links include J25 of the M1 which is literally only a few minutes drive away, East Midlands Airport, stations at Long Eaton and East Midlands Parkway and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.



Timber entrance door with single glazed obscure half moon glazed decorative panel above, opening into:

### Living Room

12'0" x 12'4" max approx (3.66m x 3.77m max approx)  
UPVC double glazed window to the front, dado rail, radiator, gas fire with stone clad surround, tiled hearth and original door to:

### Inner Lobby

Original door opening to the understairs storage cupboard which has shelves, light and houses the electric fuse board. Open to:

### Dining Room

12'0" x 12'4" max approx (3.68m x 3.77m max approx)  
UPVC double glazed window to the rear, radiator, gas fire with stone clad surround, decorative stone hearth, original door leading to the stairs to the first floor and with an obscure UPVC double glazed window to the side. Original door with fixed single glazed light panel above opening to:

### Kitchen

16'0" max x 8'0" approx (4.89m max x 2.44m approx)  
UPVC double glazed windows to the side and rear, half timber door with obscure glazed panel to the rear, wall, base and drawer units with work surfaces over, tiled splashback, inset 1½ bowl composite sink and drainer, plumbing and spaces for a washing machine and slim line dishwasher, space for a free standing gas cooker, space for a tall fridge freezer, space for an undercounter tumble dryer, wall mounted Glow Worm boiler, tiled floor and a radiator.

### First Floor Landing

Radiator and original doors to:

### Bedroom 1

12'4" max x 11'11" approx (3.78m max x 3.65m approx)  
UPVC double glazed window to the front and a radiator, original door providing access to the overstairs storage and loft access hatch, with the header tank being housed in the loft.

### Bedroom 2

12'0" x 9'4" max approx (3.68m x 2.86m max approx)  
UPVC double glazed window to the rear and a radiator.

### Bedroom 3

7'7" x 8'0" to 12'2" approx (2.33m x 2.45m to 3.71m approx)  
UPVC double glazed window to the rear and a radiator.

### Bathroom

8'0" x 4'9" approx (2.46m x 1.46m approx)  
Obscure UPVC double glazed window to the rear, three piece suite comprising of a bath with a Triton electric shower over and shower curtain, low flush w.c., wash hand basin, tiled splashback, radiator, wood effect vinyl flooring and airing/storage cupboard housing the hot water cylinder.

### Outside

There is a courtyard garden to the rear which provides a low maintenance garden with a paved patio area, brick wall to the boundary at the rear and wooden fence to the side boundaries. Timber gate to the front garden. Timber shed and outside w.c.

### Outside w.c.

Timber door, low flush w.c. and a light.

### Directions

Proceed out of Long Eaton along Derby Road and Cranmer Street can be found as the first turning on the right hand side with the property identified by our for sale board. 8761AMMH

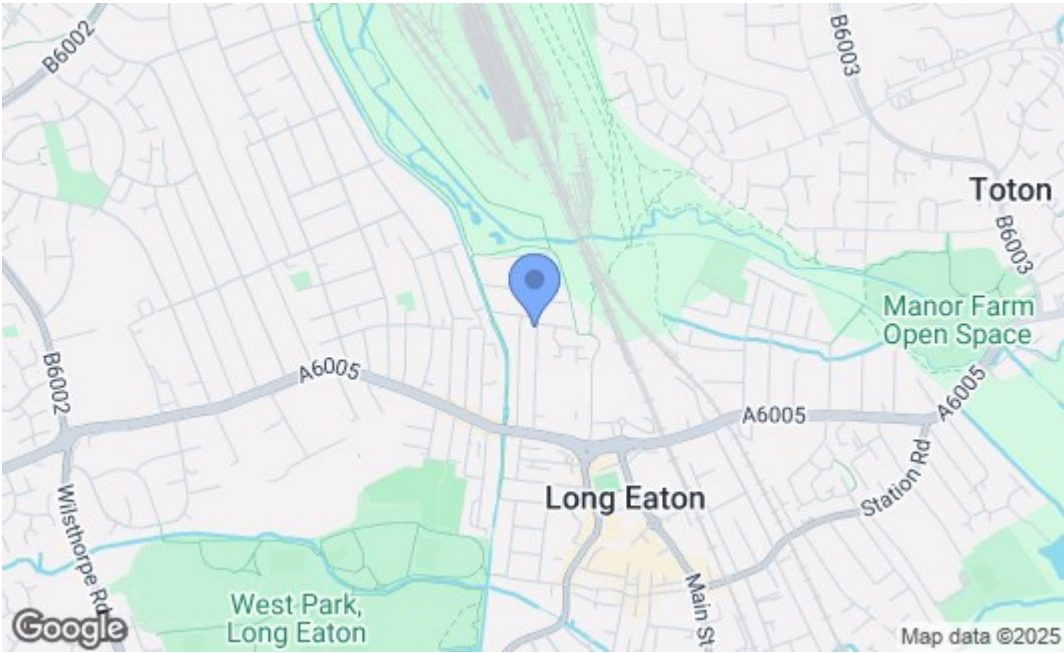
### Council Tax

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 16mbps Superfast 35mbps Ultrafast 1800mbps  
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                     |         |           |
|                                                                 |         | 70        |
|                                                                 | 35      |           |
| 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.