

Robert Ellis

look no further...



Friar Street,
Long Eaton, Nottingham
NG10 1BZ

£150,000 Freehold

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AN EXTENDED AND MUCH IMPROVED TWO DOUBLE BEDROOM MID VICTORIAN PROPERTY.

Robert Ellis are pleased to offer to the market this home, positioned in a quiet cul-de-sac street just off Tamworth Road, this well-presented two-bedroom terraced home offers the perfect blend of further potential, convenience, and great space throughout. Ideally located within walking distance of the town centre, train station, local shops, and canal walks, this property is a fantastic opportunity for first-time buyers, investors, or those looking to downsize. The ground floor features two inviting reception rooms, a modern open-plan kitchen to the dining room which is a great space for entraining friends and family, a well-appointed family bathroom and utility area with a Velux window. Upstairs, you'll find two generously sized bedrooms, with the rear bedroom benefiting from its own en-suite shower room. Outside, a low-maintenance rear garden provides a private space to relax or entertain, making this home both practical and appealing. Don't miss your chance to view this ideally located property - contact us today to arrange a viewing.

The property offers some great benefits for a first time buyers home. Internal accommodation briefly comprises of a living room, dining room opening to the kitchen providing a fantastic, social open plan kitchen diner, utility area and bathroom completing the ground floor. To the first floor, there are two double bedrooms and an en-suite to the rear aspect.

As previously mentioned all the shopping facilities provided by Long Eaton are within easy reach and these include the Asda and Tesco superstores as well as numerous other retail outlets, there are good schools for all ages, health care, sports facilities and excellent transport links including J25 of the M1, Long Eaton Station, East Midlands Airport and the A52 and other main roads which provide good access to both Nottingham and Derby.



Living Room

11'3 x 10'6 approx (3.43m x 3.20m approx)

With new UPVC double glazed sash style window to the front with modern double glazed composite door with fixed panel above, wall mounted radiator, feature 'Adam' style fireplace incorporating wooden surround with marble hearth and back panel, internal door to:

Open Plan Dining Kitchen

Dining Area

13'1 x 11'4 approx (3.99m x 3.45m approx)

With ceiling light point, coving to the ceiling, wall mounted radiator, understairs storage cupboard providing useful additional storage with shelving and wall mounted electrical consumer unit, stairs to the first floor, additional built-in storage inset to fireplace and archway through to kitchen, utility room and ground floor bathroom.

Kitchen

7'5 x 5'4 approx (2.26m x 1.63m approx)

This open plan kitchen benefits from having a range of matching base units incorporating a laminate work surface over, 1½ bowl sink with mixer tap, tiled splashbacks, tiling to the floor, integral oven with four ring gas hob over and built-in extractor hood above, open through to:

Utility Area

10'2 x 4'2 approx (3.10m x 1.27m approx)

This extended utility area offers versatile kitchen space with large Velux style window, tiling to the floor, double glazed door to enclosed rear garden, wall and base units incorporating roll edged work surface over, tiled splashbacks, space and point for free standing fridge freezer, recessed spotlights to the ceiling, space and point for washing machine and tumble dryer, ceiling light points, panelled door to:

Bathroom

A three piece suite incorporating a modern 'P' shaped bath with mixer shower attachment and additional rain water shower head above, pedestal wash hand basin and low flush w.c., tiling to the floor, tiling to the walls, modern UPVC double glazed window to the rear, spotlights to the ceiling, built in extractor fan and airing cupboard housing the gas central heating combination boiler.

First Floor Landing

Doors to:

Bedroom 1

11'2 x 10'6 approx (3.40m x 3.20m approx)

UPVC double glazed sash style window to the rear, wall mounted radiator, ceiling light point, coving to the ceiling.

En-Suite

UPVC double glazed window to the rear, pedestal wash hand basin, low flush w.c., tiling to the floor, tiled splashbacks, ceiling light point and chrome heated towel rail.

Bedroom 2

11'2 x 10'8 approx (3.40m x 3.25m approx)

UPVC double glazed window to the front, radiator and coving to the ceiling, ceiling.

Outside

To the rear of the property there is a low maintenance landscaped garden with raised decked area, artificial lawn, shrubs planted to the borders and fencing to the boundaries. To the rear there is a garden store which is ideal for storage and benefits from light and power. The property also benefits from having secure gated access to the garden.

Store

10' x 4'6 approx (3.05m x 1.37m approx)

With light and power.

Directions

Proceed out of Long Eaton along Tamworth Road and turn left into Friar Street and the property can be found on the right.

8827AMCO

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 80mbps

Ultrafast 1800mbps

Phone Signal – 02, Three, EE, 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		
	61	75
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.