



Russell Street,  
Long Eaton, Nottingham  
NG10 4LU

**£165,000 Freehold**





A CHAINFREE VICTORIAN END TERRACE HOUSE WITH FEATURE HIGH CEILINGS AND MODERN FITTED KITCHEN AND BATHROOM. LOCATED CENTRAL TO LONG EATON WITH ALL AMENITIES WITHIN WALKING DISTANCE.

Robert Ellis are pleased to market this spacious property with two receptions and two double bedrooms. This would certainly appeal to a first time buyer or buy to let investor. The entrance door opens into the living room which has feature period coving to ceiling and leads to the dining room which has wood effect laminate flooring and a double glazed door opening to the private rear garden. The kitchen is modern fitted with white high gloss wall, base and drawer units and integrated appliances. The first floor landing has a loft hatch that opens to the loft void, the vendor has advised us that it is fully boarded and has light. There are two double sized bedrooms and a good sized contemporary bathroom. The combination gas central heating boiler is located in the cupboard in the bathroom. There is a small low maintenance garden to the front with a wooden gate providing access to the rear of the property. The rear garden is also low maintenance and offers a good level of privacy. There is a detached brick out building with a pitched roof which has both power and light.

The property is within easy reach of Long Eaton town centre where there are Asda, Tesco, Aldi and a soon to be opened Lidl store with many other retail outlets, there are healthcare and sports facilities which includes the West Park Leisure Centre and adjoining playing fields, if required there are schools for all ages and the transport links include J25 of the M1, 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. Viewings are recommended for this conveniently located chainfree property.



### Front Door

UPVC panel door with obscure half moon light panel, obscure arched light panel above leading into:

### Living Room

11'8" into recess x 11'10" approx (3.58m into recess x 3.61m approx)

Feature coving, UPVC double glazed window to the front, radiator, fireplace with timber surround, marble insert and hearth.

### Inner Lobby

Understairs storage cupboard with a light and housing the electric consumer unit, open to:

### Dining Room

11'8" into recess x 12'1" approx (3.58m into recess x 3.69m approx)

Coving, wood effect laminate flooring, radiator, stairs to the first floor, UPVC double glazed door with light panel to the side and window opening above to the rear, fireplace with a timber surround, feature tiled insert and hearth.

### Kitchen

9'1" x 5'9" approx (2.78m x 1.77m approx)

UPVC double glazed window to the side, fitted kitchen with high gloss wall, base and drawer units with wood effect laminate work surface, composite sink and drainer with multi functional chrome mixer tap, tiled splashback, integrated electric oven, five ring stainless steel gas hob over and extractor above, plumbing and space for a washing machine, space for a tall fridge freezer.

### First Floor Landing

Radiator, loft access hatch with a ladder to the boarded and lit loft and doors to:

### Bedroom 1

11'8" into recess x 11'9" approx (3.57m into recess x 3.59m approx)

UPVC double glazed window to the front and a radiator.

### Bedroom 2

12'0" x 8'7" into recess approx (3.68m x 2.62m into recess approx)

UPVC double glazed window to the rear, radiator and overstairs storage cupboard.

### Bathroom

Step down into the bathroom with ceiling spotlights, obscure UPVC double glazed window to the rear, feature large grey wall and floor tiles, three piece white suite comprising of a feature Duravit sink with chrome mixer tap, low flush w.c., bath with central chrome tap and mains fed shower over, shower screen, storage cupboards with high gloss finish, airing/storage cupboard housing the wall mounted Ideal combi boiler, chrome heated towel rail and extractor fan.

### Outside

To the front of the property there is a low level picket fence with concrete hard standing to the front door, access to the rear via a wooden gate.

To the rear there is low maintenance with block paved patio/seating area, artificial lawn, brick wall and fence to the boundaries.

### Brick Outbuilding

12'3" x 4'10" approx (3.74m x 1.48m approx)

Detached brick outbuilding with a pitched felt roof and UPVC panel with obscure light panels within, power and light.

### Directions

Proceed out of Long Eaton along Derby Road and after going over the canal bridge, Russell Street can be found as the fifth turning on the right hand side.

8825AMMH

### Council Tax

Erewash Borough Council Band

### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 15mbps Superfast 55mbps

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		85
(81-91) B		
(69-80) C		
(55-68) D		50
(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.