

Robert Ellis

look no further...



Recreation Street,
Long Eaton, Nottingham
NG10 2DW

£220,000 Freehold

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@robertellisea



A SEMI DETACHED PERIOD PROPERTY THAT OFFERS SPACIOUS ACCOMMODATION OVER TWO FLOORS AND RETAINS MANY PERIOD FEATURES THROUGHOUT.

Robert Ellis are delighted to bring to the market this Victorian semi detached house that was built in 1898. The property is offered for sale with no upward chain and would appeal to a variety of buyers.

The accommodation is light and airy and the high ceilings throughout really promote this. The composite entrance door opens into the good sized living room where there is feature coving and an original door providing access to the dining room. This is another spacious room with an original wooden cupboard with drawers and shelving. The kitchen is modern fitted and provides access to the rear garden. The property has three bedrooms, two are doubles and the third provides access to the bathroom and would suit a home office. The white three piece bathroom is modern fitted. The garden to the rear is a good size and is in proportion to the property with a majority lawned area. There are some brick outbuildings which offer excellent storage.

The property is situated a few minutes walk from the Asda, Tesco Lidl and Aldi stores along with numerous other retail outlets found in the town centre, there are excellent schools for all ages, healthcare and sports facilities and the excellent transport links include J25 of the M1, Long Eaton train station, East Midlands Airport and the A52 to Nottingham and Derby.

Contact Robert Ellis to arrange your viewing on this attractive Victorian semi detached property.



Composite front entrance door with a UPVC double glazed obscure half moon light panel above leading to:

Living Room

13'3" x 12'7" approx (4.04m x 3.84m approx)

UPVC double glazed window to the front, ornate coving, radiator, new carpet, fireplace with timber surround, and marble hearth, understairs storage which has shelves and houses the electric consumer unit, original doors to:

Inner Lobby

Leading to:

Dining Room

13'3" x 13'3" approx (4.04m x 4.05m approx)

UPVC double glazed window to the rear, fireplace with timber surround and marble hearth, original storage cupboards with shelves, two drawer units, second shelved cupboard with red and black floor tiles, dado rail, radiator and door to the stairs leading to the first floor, timber framed sash window at the bottom of the stairs.

Kitchen

10'6" x 7'10" approx (3.22m x 2.41m approx)

UPVC double glazed window to the side, UPVC panel and double glazed door to the rear, range of grey Shaker style wall, base and drawer units with work surfaces over, tiled splashback, 1 ¼ stainless steel sink and drainer with chrome mixer tap, free standing electric cooker and hob, plumbing and space for a washing machine, radiator, vinyl tiled floor and a wall mounted Worcester Bosch boiler.

First Floor Landing

New carpeted flooring, radiator and doors to:

Bedroom 1

12'5" x 13'3" approx (3.81m x 4.04m approx)

UPVC double glazed window to the front, radiator and storage cupboard with hanging rail.

Bedroom 2

13'3" x 10'0" approx (4.06m x 3.05m approx)

UPVC double glazed window to the rear and a radiator.

Bedroom 3

9'7" x 7'10" approx (2.93m x 2.40m approx)

UPVC double glazed window to the side, radiator and loft access hatch. Door to:

Bathroom

7'2" x 7'10" approx (2.2m x 2.41m approx)

Obscure UPVC double glazed window to the side, three piece white suite comprising of a bath with chrome mixer tap and electric Mira Sport shower over, glazed protective screen and tiled slashback, low flush w.c., pedestal wash hand basin with tiled splashback, extractor fan, storage cupboard with shelves and a radiator.

Outside

At the front of the property there is a low maintenance garden with black and white tiles providing access to the front door, low level brick wall to the border and timber gate to the rear garden.

There is a paved patio area to the rear with a lawned garden, pebbled area, walls to the boundaries, an outhouse and outside w.c. and timber gate to the front.

Outside w.c.

High flush w.c. (not tested).

Directions

Proceed out of Long Eaton along Waverley Street and at the traffic lights turn left into Station Road. Continue along turning right into Recreation Street.
8783AMCO

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 80mbps

Ultrafast 1800mbps

Phone Signal – EE, O2, Vodafone, Three

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

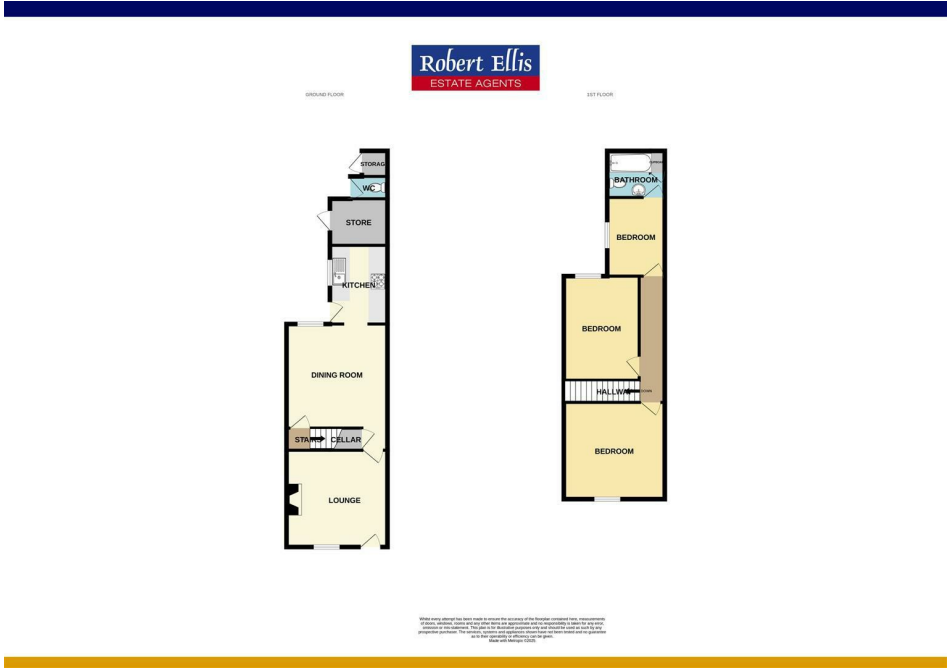
Flood Defenses – No

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		
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.