



Bridge Street,
Long Eaton, Nottingham
NG10 4QS

£165,000 Freehold

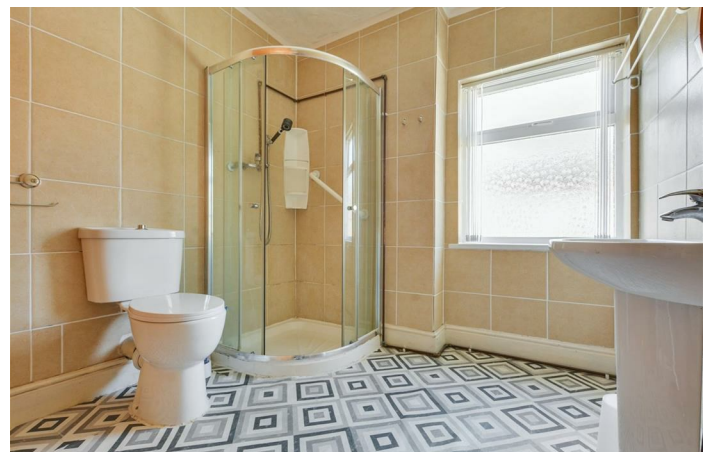


A TWO DOUBLE BEDROOM SEMI DETACHED PROPERTY SITUATED ON THIS VERY POPULAR ROAD WHICH IS CONVENIENTLY LOCATED FOR EASY ACCESS TO THE CENTRE OF LONG EATON.

This traditional semi detached property offers spacious two double bedroom accommodation and will suit a whole range of buyers, from people buying their first property through to someone who might be downsizing or an investor looking for a property which would be easy to rent. The property benefits from newly fitted gas central heating and double glazing and an early internal viewing comes highly recommended to see the size of the rooms.

The property is constructed of brick to the external elevation all under a pitched tiled roof and in brief comprises of an entrance hall with side entrance door, lounge, dining room and breakfast kitchen. To the first floor there are two double bedrooms and a family shower room. The side elevation leads to the privately enclosed, low maintenance rear garden. Ready for the new owner to put their stamp on!

The property is within a few minutes walk of the centre of Long Eaton where there are Asda and Tesco superstores and many other retail outlets, pubs and restaurants and the well regarded Clifford Gym, there are local schools for all ages, healthcare and sports facilities which include the West Park Leisure Centre and adjoining playing fields 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.



Entrance Hall

UPVC double glazed side door with inset glazed panel, carpeted flooring, ceiling light, stairs to the first floor and doors to:

Lounge

13' x 10'6 approx (3.96m x 3.20m approx)

UPVC double glazed windows to the front and side, carpeted flooring, double radiator, ceiling light and original ceiling rose, coving, wood panelled wall with brick fireplace and TV point.

Dining Room

12'9 x 11'3 approx (3.89m x 3.43m approx)

UPVC double glazed windows to the rear and side, carpeted flooring, part tiled walls, ceiling light, double radiator, large understairs cupboard, brick fireplace and door to:

Kitchen

9'8 x 7'5 approx (2.95m x 2.26m approx)

UPVC double glazed door with inset obscure glazed panel and UPVC double glazed window to the rear, carpet tiled floor, ceiling light, tiled walls, new Worcester Bosch combi boiler, white wall, drawer and base units to two walls with work surfaces over, new fridge freezer, washing machine, free standing oven with gas hob, inset stainless steel sink and drainer.

First Floor Landing

Carpeted flooring, ceiling light and doors to:

Bedroom 1

13' x 11'5 approx (3.96m x 3.48m approx)

Two UPVC double glazed windows to the front, carpeted flooring, double radiator, ceiling light, large cupboard with rails and access to the loft.

Bedroom 2

11'3 x 8'7 approx (3.43m x 2.62m approx)

UPVC double glazed window to the rear, carpeted flooring, double radiator and ceiling light.

Shower Room

8'7 x 11'2 approx (2.62m x 3.40m approx)

Obscure UPVC double glazed window to the rear, vinyl flooring, ceiling light, tiled walls, low flush w.c., pedestal wash hand basin, enclosed corner shower with mains fed shower, large built-in airing/storage cupboard and a towel radiator.

Outside

There is a path to the let of the property which provides access to the side front door and through a gate to the rear garden.

The rear garden is low maintenance with a large wooden shed.

Directions

Proceed out of Long Eaton along Derby Road and once over the canal bridge turn right into Bridge Street.

8841AMJG

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 6mbps Superfast 67mbps

Ultrafast 1800mbps

Phone Signal – EE, 02, Three, Vodafone

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

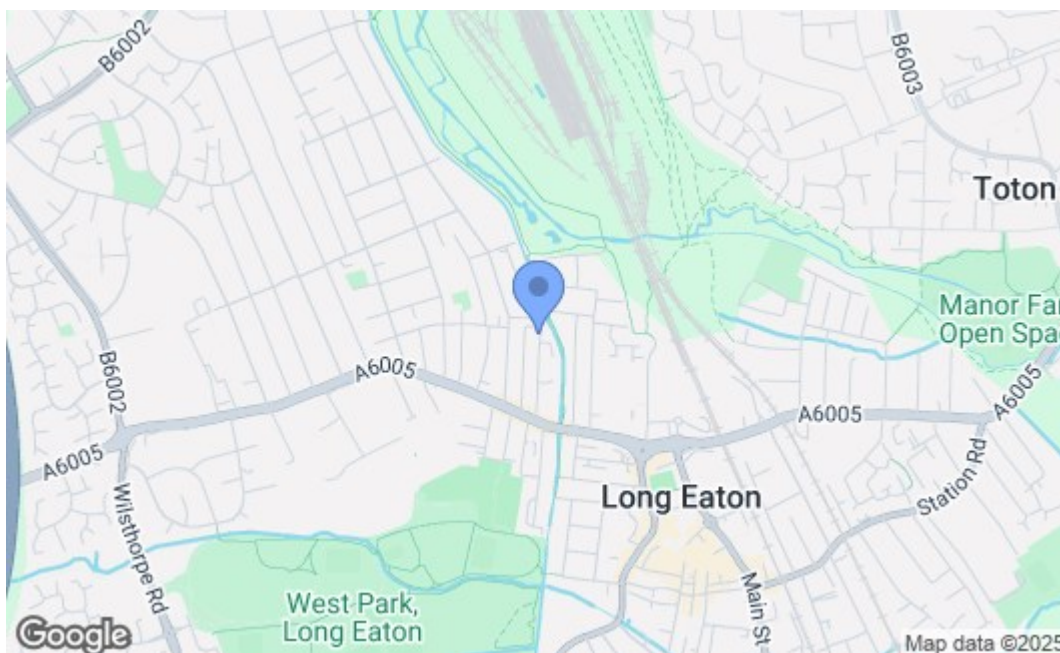
Flood Defenses – No



Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No





Energy Efficiency Rating		Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p>			
<p>England & Wales</p> <p>Environmental Impact (CO₂) Rating</p>		<p>EU Directive 2002/91/EC</p> 	
<p><i>Very environmentally friendly - lower CO₂ emissions</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not environmentally friendly - higher CO₂ emissions</i></p>			
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