



St. Vincent Close,
Long Eaton, Nottingham
NG10 1GF

£210,000 Freehold

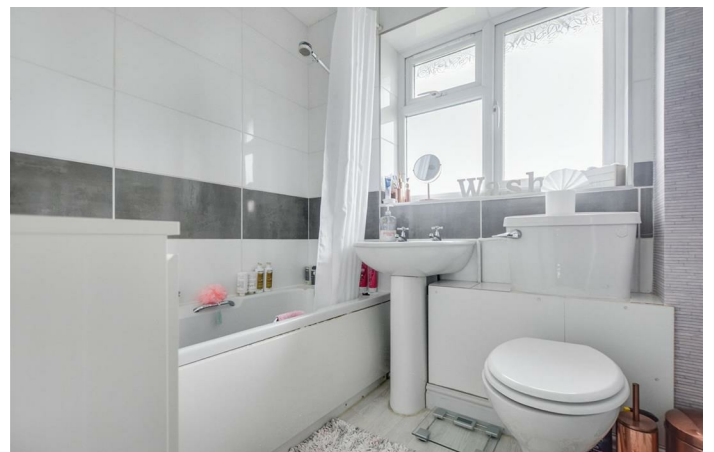


A THREE BEDROOM MID PROPERTY OFFERING WELL PRESENTED ACCOMMODATION THROUGHOUT.

Robert Ellis are delighted to offer to the market this exceptionally well-presented three bedroom mid terraced home offers the perfect balance of modern comfort, practicality, and location. The property enjoys a sought-after position close to local amenities while still offering a peaceful setting. Inside, the property boasts a spacious lounge and a stylish kitchen diner, creating ideal spaces for both relaxation and entertaining. A convenient downstairs WC adds to the practicality, while upstairs, three well-proportioned bedrooms provide plenty of room for family, guests or a home office. Outside, the beautifully maintained rear garden offers a great space to BBQ and backs onto school playing fields. To the front, off-road parking for two vehicles ensures convenience rarely found with this style of home. Immaculately presented throughout, this property is ready to move straight into and represents an outstanding choice for first-time buyers seeking their perfect start or buy-to-let investors looking for a home in a highly desirable setting.

This three bedroom home is offered in a good spot within Long Eaton, backing onto the park at the rear and off road parking to the front aspect. Internal accommodation briefly comprises of a hallway which gives access to the downstairs WC, living room, kitchen diner and stairs to the first floor. The first floor offers three good sized bedrooms and a family bathroom.

Within easy reach of the property are all the shopping facilities provided by Long Eaton town centre which include the Asda, Tesco, Lidl and Aldi stores and many other retail outlets, schools for all ages, healthcare and sports facilities and excellent transport links which include J25 of the M1, Long Eaton Station, East Midlands Airport and the A52 and other main roads which provide good access to Nottingham and Derby.



Entrance Hall

Composite door to the front, radiator, stairs to the first floor, storage cupboard and doors to:

Cloaks/w.c.

Double glazed window to the front, low flush w.c., wash hand basin with tiled splashback and lino flooring.

Lounge

13'2 x 11'6 approx (4.01m x 3.51m approx)

Double glazed window to the front, radiator.

Kitchen

17'4 x 10'2 approx (5.28m x 3.10m approx)

Two double glazed windows to the rear, radiator, double glazed door to the rear, matching wall and base units with work surfaces over, inset sink and drainer, space for a gas cooker, plumbing for a washing machine and dishwasher, space for a fridge freezer, part tiled walls, laminate flooring and two storage cupboards, one housing the boiler.

First Floor Landing

Loft access hatch, two storage cupboards and doors to:

Bedroom 1

13' x 10'4 approx (3.96m x 3.15m approx)

Double glazed window to the front, radiator.

Bedroom 2

13'5 x 9' approx (4.09m x 2.74m approx)

Double glazed window to the rear, radiator, laminate flooring.

Bedroom 3

7'1 x 9'2 approx (2.16m x 2.79m approx)

Double glazed window to the front, radiator.

Bathroom

Double glazed window to the rear, panelled bath with shower over, pedestal wash hand basin, low flush w.c., heated towel radiator.

Outside

There is a dropped curb for off road parking to the front, gravelled and pathway to the front door.

The rear garden is laid mainly to lawn, patio, shrubs to the borders, garden shed, rear access and fencing to the boundaries.

Directions

Proceed out of Long Eaton along Main Street turning right at the Tappers Harker island onto Oakleys Road continue to the end turning right into Collingwood Road where St Vincents Close can be found as a turning on the left hand side.

8887AMCO

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 14mbps Superfast 40mbps

Phone Signal – 02, Three, EE, Vodafone

Sewage – Mains supply

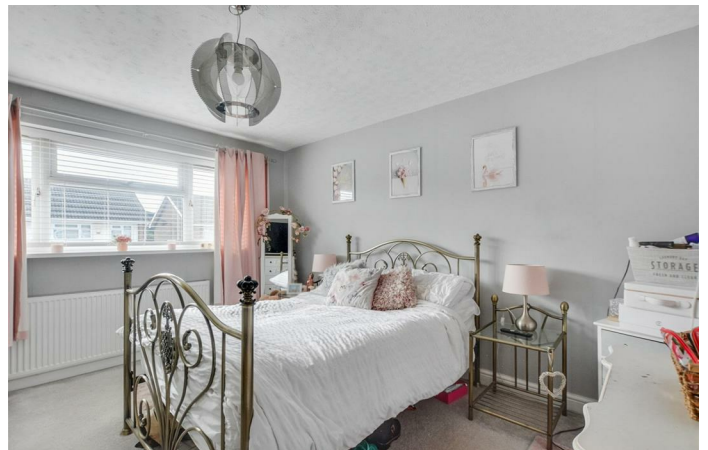
Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

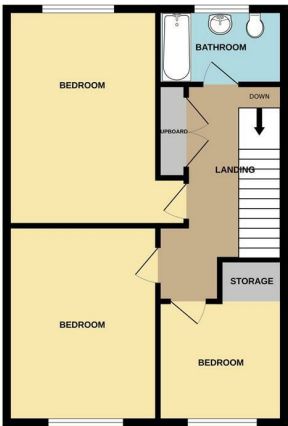
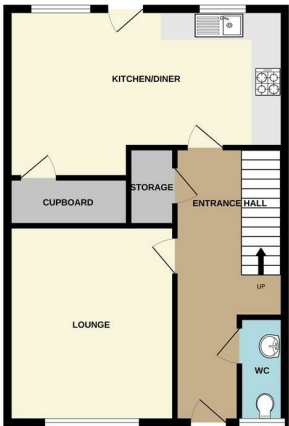
Other Material Issues – No



GROUND FLOOR



1ST FLOOR



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.