



Nathaniel Road,
Long Eaton, Nottingham
NG10 1GB

£160,000 Freehold

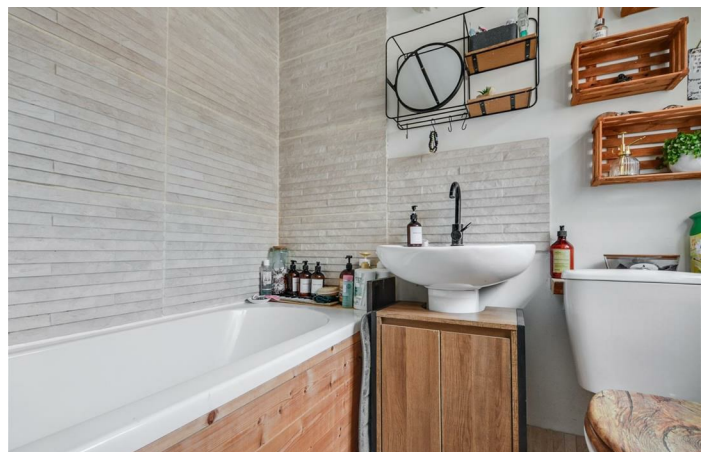


A TWO BEDROOM MID TERRACE, IDEAL FOR THE FIRST TIME BUYER OR INVESTOR.

Robert Ellis are delighted to offer to the market charming two double bedroom terraced home is situated on Nathaniel Road. The property offers an ideal position being close to the town centre, a range local shops, amenities and the train station – perfect for commuters and those who enjoy the convenience of everything on their doorstep. Tastefully decorated throughout, the property offers two versatile reception rooms, providing space for both relaxation and entertaining and a stylish bathroom set just off the kitchen. The two double bedrooms are each enhanced by attractive feature fireplaces adding character. If you enjoy outside space then this could be perfect with the rear garden boasting a summer house, patio area, lawn, and a well-tended vegetable patch whilst also attracting a good amount of sun throughout the day. With its combination of charm, comfort, and location, this home is ideal for first-time buyers or those looking to downsize without compromise.

This terraced home boasts gas central heating and double glazing throughout and internal accommodation briefly comprises of a two reception rooms in addition to a kitchen and modern bathroom to the ground floor. To the first floor, there are two good sized double bedrooms both offering feature fireplaces to add character to both rooms.

The property is located within easy reach of the Asda and Tesco superstores and numerous other retail outlets found along the high street, schools for all ages, health care and sports facilities and excellent transport links including J25 of the M1, Long Eaton Station, East Midlands Airport and the A52 providing direct access to Nottingham and Derby.



Lounge

10'11" x 11'3" approx (3.33m x 3.43m approx)

Double glazed window and door to the front, vinyl flooring, cast iron effect radiator, coving, panelled wall and open to:

Dining Room

14'4" x 12'1" approx (4.37m x 3.68m approx)

Double glazed window to the rear, door to the kitchen, vinyl flooring, vertical radiator, understairs storage cupboard and stairs leading to the first floor

Kitchen

7'7" x 6'5" approx (2.31m x 1.96m approx)

Double glazed window to the side, integrated fridge freezer, space for a dishwasher, plumbing for a dishwasher and washing machine, integrated electric oven, four ring gas hob, wall and base units with work surface over and inset circular stainless steel sink.

Rear Lobby

Door to the rear and door to:

Bathroom

Double glazed window to the rear, pedestal wash hand basin, low flush w.c., panelled bath, part tiled walls, vertical radiator and extractor fan.

First Floor Landing

With doors to:

Bedroom 1

11'8" x 11'3" approx (3.56m x 3.43m approx)

Double glazed window to the rear, feature fireplace, overstairs storage cupboard and a radiator.

Bedroom 2

11'9" x 11'5" approx (3.58m x 3.48m approx)

Double glazed window to the front, radiator and feature fireplace.

Outside

The large rear garden has a patio area leading to a gated area and the main garden, lawned garden and rear access for the bins. Summerhouse, lawned garden, paved patio at the bottom, fencing to the boundaries, railway sleepers and a vegetable patch.

Summerhouse

Double glazed sliding patio doors, vinyl flooring.

Directions

Proceed out of Long Eaton along Waverley Street and at the traffic island take the third exit onto Nathaniel Road where the property can be found on the right as identified by our for sale board.

8882AMCO

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, Three, Vodafone

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

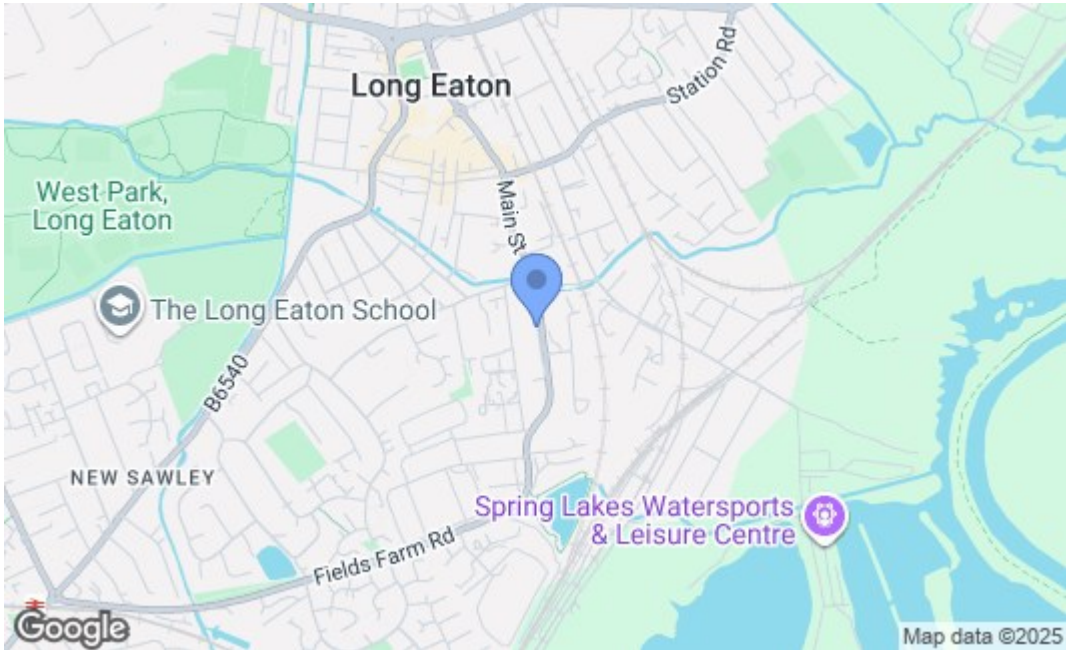
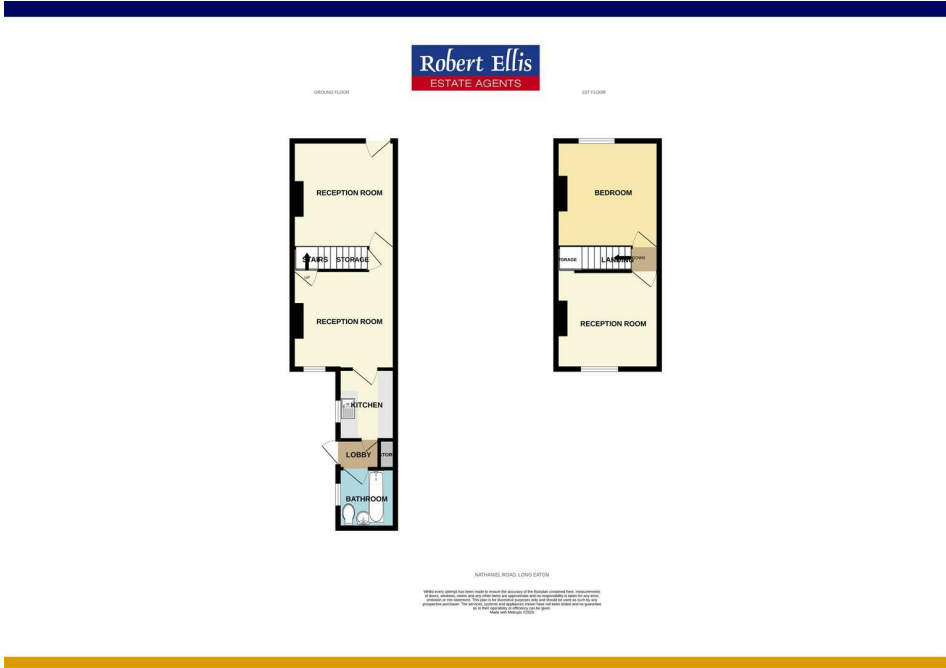
Flood Defenses – No

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		
(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.