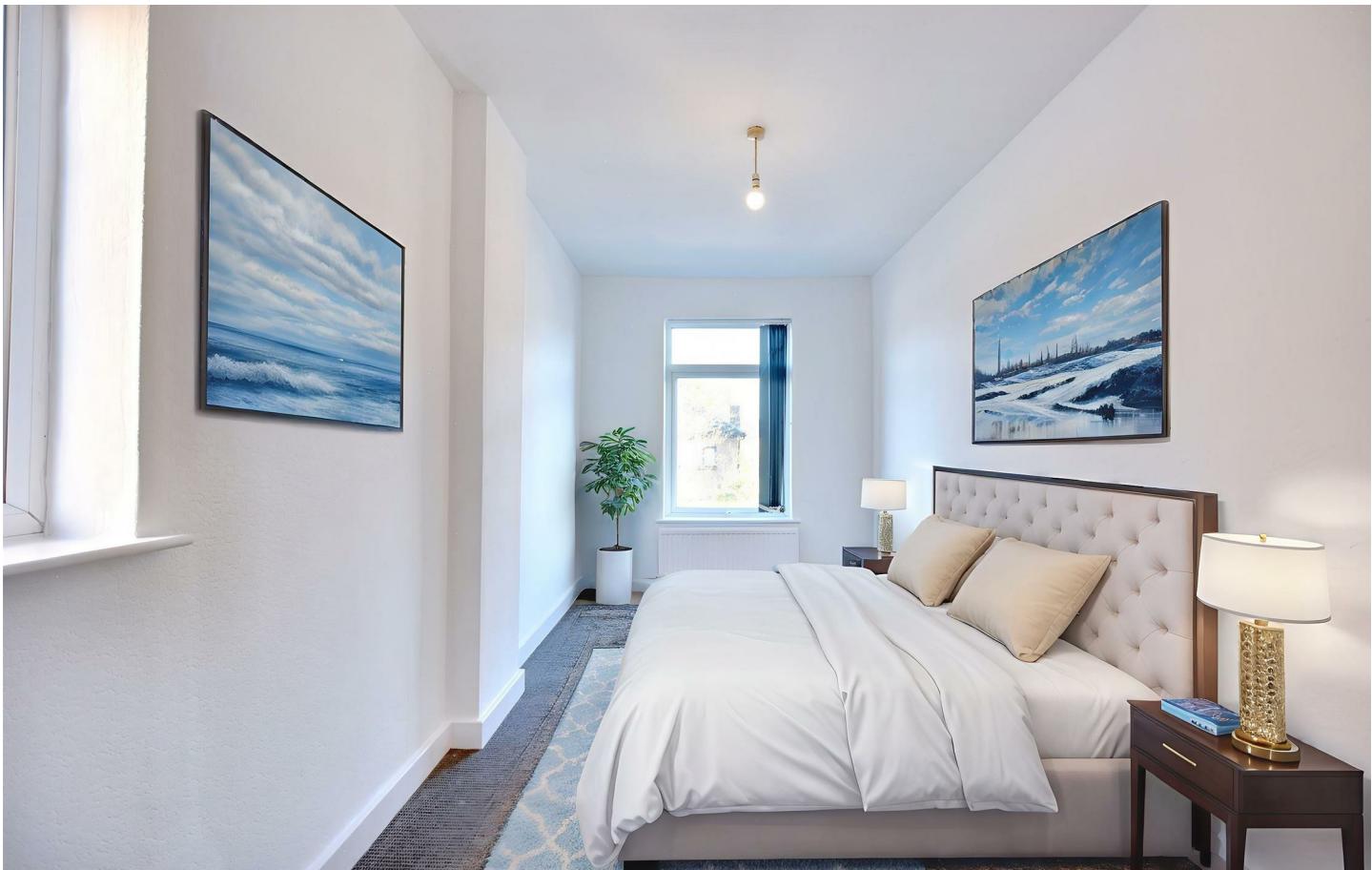




Breedon Street,  
Long Eaton, Nottingham  
NG10 4EW

**O/I/R £135,000 Freehold**



THIS IS AN INTERESTING ONE DOUBLE BEDROOM END PROPERTY WHICH WILL SUIT THE REQUIREMENTS OF A WHOLE RANGE OF BUYERS.

Being located on Breedon Street, this end property will provide a lovely home for a first-time buyer or somebody who might be downsizing, or an investor who is in search of a property that would be easy to rent. The property is easily maintained and ready to move into without having to carry out any immediate work and for the size and layout of what is included to be appreciated, we recommend that interested parties do take a full inspection so they are able to see all that is included in the property for themselves.

The property is constructed of brick to the external elevations under a pitched tiled roof and the accommodation included derives the benefits from having gas central heating and double glazing. Being entered through the main entrance door which is positioned at the side of the property, the accommodation includes a through lounge with a dining area, the kitchen has wall and base units and integrated appliances, stairs lead to the first floor where you walk into the double bedroom and off the bedroom there is the en-suite bathroom which has a shower over the bath. Outside there is a walled area at the front of the property and a tarmacadam block edged area at the rear which can be used to park a small vehicle or to sit and enjoy outside living.

The property is well placed for easy access into Long Eaton where there are Asda, Tesco, Lidl and Aldi stores as well as many other retail outlets, there are healthcare and sports facilities including the West Park Leisure Centre and adjoining playing fields and the excellent 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.



## Front Door

The main entrance door to the property is situated on the side and this is a UPVC door with two inset glazed panels leading to:

## Open Plan Lounge/Dining Room

26'9 x 7'6 approx (8.15m x 2.29m approx)

This room has a sitting area to the front and a dining area at the rear, there is a double glazed window to the front and two double glazed windows to the side, two radiators, a Minton style fireplace in the sitting area, a TV aerial point, carpeted flooring, stairs with a hand rail to the first floor and there is a Georgian glazed door leading into:

## Kitchen

6'9 x 5'6 approx (2.06m x 1.68m approx)

The kitchen is fitted with a stainless steel sink and a four ring gas hob set in a work surface which extends to two walls and has spaces for a fridge/freezer and automatic washing machine, double cupboard and oven below, matching eye level wall cupboards, hood with a light over the cooking area, radiator and a double glazed window to the rear.

## First Floor

### Bedroom

14'8 x 7'5 approx (4.47m x 2.26m approx)

The stairs lead into the bedroom which has a double glazed windows to the front and side, radiator and hatch to the loft.

### Bathroom

The bathroom is accessed from the bedroom and there is a white suite with a panelled bath having a mixer tap with shower, tiling to two walls and a glazed protective screen, low flush w.c. and pedestal wash hand basin with a mixer tap and tiled splashback, radiator, dado rail to the walls, two opaque glazed windows, extractor fan and the gas boiler is housed in the built-in airing/storage cupboard.

### Outside

At the front of the property there is a walled area and a driveway running down the right hand side which provides access to the main entrance door of the property and to a

possible parking area at the rear of the building.

At the rear there is a block edged tarmacadam area which could be used for parking a small vehicle, or for sitting and enjoying outside living and there is an outside tap on the rear wall of the building.

## Directions

Proceed out of Long Eaton along Derby Road and after passing the church on the corner of College Street, Breedon Street can be found as the first turning on the right hand side.

8993MP

## Council Tax

Erewash Borough Council Band A

## Agents Notes

There are AI images on the property.

## Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 15mbps Superfast 49mbps

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

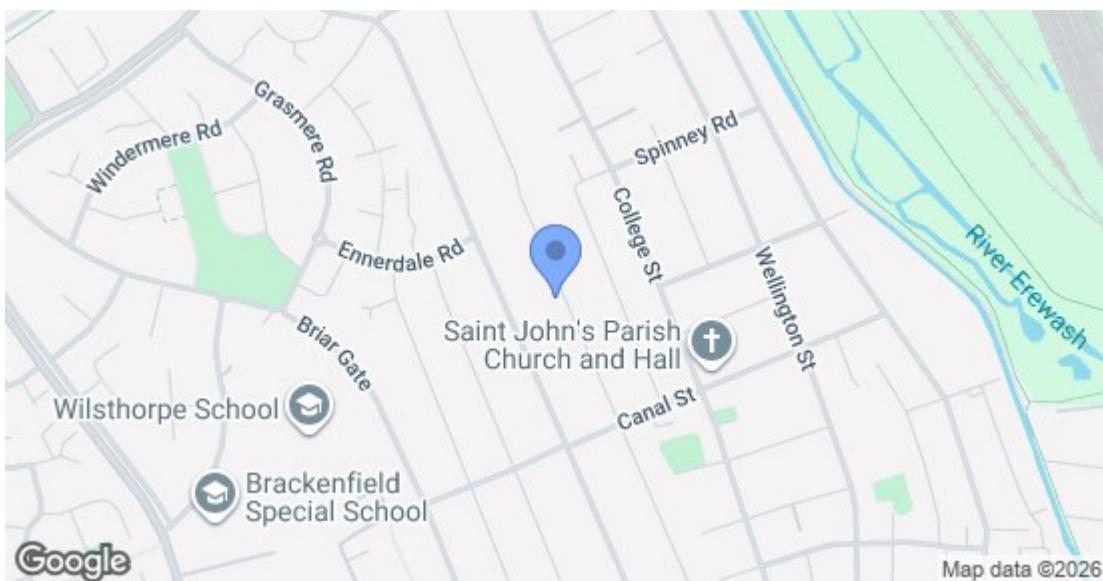
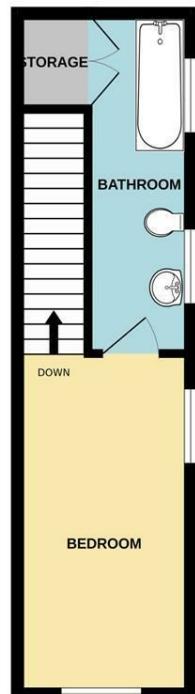
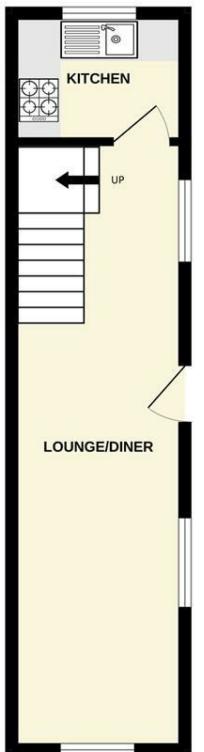
Other Material Issues – No



GROUND FLOOR

1ST FLOOR

**Robert Ellis**  
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		87
(81-91)	B		
(69-80)	C		
(55-68)	D		58
(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			
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.