



Bridge Street,
Long Eaton, Nottingham
NG10 4QQ

£170,000 Freehold



THIS IS A REFURBISHED AND UPGRADED TWO DOUBLE BEDROOM VICTORIAN SEMI DETACHED HOUSE WHICH IS READY FOR IMMEDIATE OCCUPATION AND IS WELL PLACED FOR EASY ACCESS TO ALL THE AMENITIES AND FACILITIES PROVIDED BY LONG EATON AND THE SURROUNDING AREA.

Being located on Bridge Street, this two double bedroom property provides a lovely home which will suit a whole range of buyers, from people buying their first property through to those who might be downsizing and looking for a property which is conveniently located to all the local amenities and facilities provided by Long Eaton town centre and the surrounding area. The property has been re-wired, had new windows installed, has a new heating system, been re-plastered, had new internal joinery including doors and skirtings and the bathroom and kitchen have also been replaced. For the quality and layout of the accommodation 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 this beautiful home for themselves.

The property is constructed of brick to the external elevations under a newly laid pitched tiled roof and the well proportioned accommodation derives the benefits from having a security alarm system, gas central heating from a new boiler, and double glazing. Being entered through the front door, the accommodation includes a reception room at the front which is currently used as a dining room, but could be a lounge and there is a door leading to a rear reception room which is presently the lounge, but could alternatively be the dining room and from this room there is access to the well fitted breakfast kitchen which has wood grain finished wall and base units and integrated cooking appliances. To the first floor the landing leads to the two double bedrooms and the newly fitted bathroom which has a white suite with a bath and separate corner shower which has a mains flow shower system. Outside there is a gated path running down the right hand side of the property to the rear where the garden has a slabbed area, an astro turf lawn and is kept private by having walls and fencing to the boundaries.

The property is within only a few minutes walk of the town centre 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, schools for all ages are within easy walking distance 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

UPVC panel front door with a double glazed panel above leading into:

Dining/Sitting Room

12'2 x 11'2 approx (3.71m x 3.40m approx)

The front room is currently used as a dining room but could be a lounge and there is double glazed window with a fitted vertical blind to the front, radiator and laminate flooring.

Sitting Room/Lounge

14'2 x 12'2 approx (4.32m x 3.71m approx)

Having a double glazed window with fitted vertical blind to the rear, stairs with a balustrade leading to the first floor with a cupboard under which houses the electric meter and electric consumer unit.

Breakfast Kitchen

13'10 x 7'8 approx (4.22m x 2.34m approx)

The kitchen is fitted with wood grain effect units having brushed stainless steel fittings and includes a 1½ bowl sink with a mixer tap and four ring induction hob set in a work surface which extends to three sides and has drawers, cupboards, space for an automatic washing machine, integrated oven, upright shelved larder cupboard, new Ideal wall mounted boiler, double glazed windows with fitted blinds to the rear and side, tiling to the walls by the work surface areas, hood and back plate to the cooking area, work surface/breakfast bar, double eye level wall cupboard, space for a fridge/freezer, recessed lighting to the ceiling and the gas meter is housed in a high level fitted cupboard.

First Floor Landing

Recessed lighting to the ceiling and doors leading to:

Bedroom 1

11'6 x 11'2 approx (3.51m x 3.40m approx)

Double glazed window with fitted vertical blinds to the front, picture rail to the walls and a radiator.

Bedroom 2

11'3 x 9'2 approx (3.43m x 2.79m approx)

Double glazed window with fitted vertical blind to the rear, built-in wardrobe providing hanging space and shelving and a radiator.

Bathroom

The bathroom is half tiled and has a white suite including a panelled bath, hand basin with a mixer tap and double

cupboard below and a double mirror fronted cabinet to the wall above, low flush w.c. and a corner shower with a mains flow shower system having tiling to two walls and curved glazed doors and protective screens, chrome ladder towel radiator, opaque double glazed window with fitted blind, extractor fan and recessed lighting to the ceiling.

Outside

There is a gate which leads to a path running down the right hand side of the property to a second gate which provides access to the rear of the house we are selling. There is a slabbed area to the side of the house with a wall to the boundary and this leads onto an astroturf lawned area which provides a place to sit and enjoy outside living during the warmer months and the garden is kept private by having a wall to the right and rear boundaries and a fence to the left hand side, there is an outside tap and external lighting provided.

Directions

Proceed out of Long Eaton along Derby Road and after passing over the canal bridge, Bridge Street can be found as a turning on the right hand side.

8957MP

Council Tax

Erewash Borough Council Band A

Agents Notes

There are 2 CCTV cameras which require connection to a monitor.

Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 17mbps 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

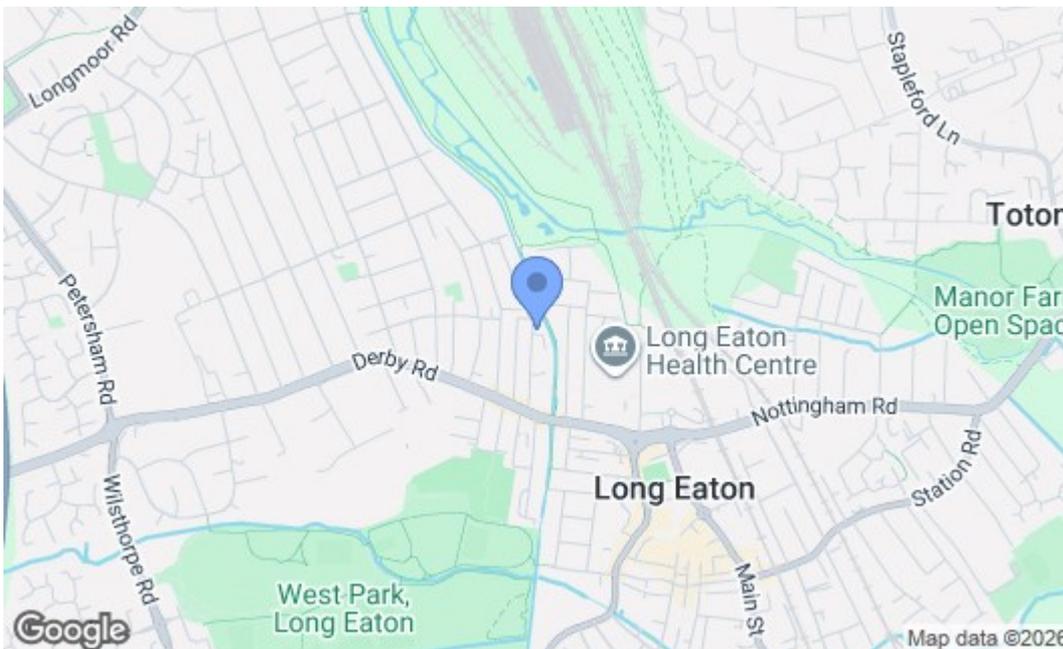
Other Material Issues – No



GROUND FLOOR

Robert Ellis
ESTATE AGENTS

1ST FLOOR



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC Environmental Impact (CO₂) 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.