

# Robert Ellis

look no further...



Albert Road,  
Long Eaton, Nottingham  
NG10 1JZ

**Offers Over £210,000**  
**Freehold**

0115 946 1818



/robertellisestateagent



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A THREE BEDROOM TRADITIONAL SEMI DETACHED HOUSE FOUND WITHIN WALKING DISTANCE OF THE TOWN CENTRE.

Robert Ellis are delighted to bring to the market this attractive traditional home, which offers a perfect blend of character and practicality. Being sold with the benefit of no upward chain, the property benefits from two generous reception rooms, providing flexible living and dining space, along with a fitted kitchen and a separate utility room for added convenience. High ceilings throughout the property further emphasise the character of this home with well proportioned bedrooms and a family bathroom. Outside, the property features a low-maintenance rear garden, ideal for relaxing or entertaining without the upkeep of a larger plot. Situated close to local amenities, schools and transport links, the property also enjoys easy access to West Park, perfect for leisurely walks and outdoor activities. With its charming bay front and well-balanced layout, this property makes an excellent choice for first-time buyers or young families looking to step onto the property ladder in a popular and convenient location. An internal viewing comes highly recommended.

The property offers double glazing throughout and gas central heating. Internal accommodation briefly comprises of an entrance hall with original Minton flooring, two reception rooms, kitchen which leads to the utility room and downstairs WC. To the first floor there are three bedrooms and a family bathroom.

Located in the popular residential town of Long Eaton, close to a wide range of local schools, shops and parks. The property is within walking distance to the town centre where further shops, supermarkets, healthcare facilities and bars/restaurants can be found. There are fantastic transport links available such as nearby bus stops and easy access to major road links such as the M11, A50 and A52 to both Nottingham and Derby with local train stations and East Midlands Airport just a short drive away.



### Entrance Hall

Side entrance door, Minton tiled flooring, radiator, stairs to the first floor, coving, double glazed window to the side.

### Living Room

14'9 x 12'8 approx (4.50m x 3.86m approx)  
UPVC double glazed box bay window to the front, coving, TV point and a radiator.

### Dining Room

12'8 x 12'2 max approx (3.86m x 3.71m max approx)  
Double glazed window to the rear, carpeted flooring, radiator, door to kitchen and door to:

### Understairs Storage Cupboard

8'2 x 6' max approx (2.49m x 1.83m max approx)

### Kitchen

10'4 x 7'10 approx (3.15m x 2.39m approx)  
Range of wall and base units with granite work surfaces over, inset composite 1½ bowl sink and drainer with swan neck mixer tap, integrated dishwasher, integrated oven, four ring gas burner and extractor over, integrated fridge, tiled flooring, tiled splashbacks, radiator, double glazed window to the side, UPVC door to the side leading to the rear garden, and open to:

### Utility

5'10 x 5'1 approx (1.78m x 1.55m approx)  
Base units with granite work surface over, plumbing for a washing machine and space for a tumble dryer, tiled floor and tiled splashbacks, obscure UPVC double glazed window to the side.

### Ground Floor w.c.

Low flush w.c., vanity wash hand basin with storage under, tiled floor, radiator and double glazed window to the rear.

### First Floor Landing

Recessed spotlights, doors to:

### Bedroom 1

12'11 x 12'8 max approx (3.94m x 3.86m max approx)  
Two double glazed windows to the front and a radiator.

### Bedroom 2

12'2 x 9'8 approx (3.71m x 2.95m approx)  
Double glazed window to the rear, built-in storage cupboard and a radiator.

### Bedroom 3

9'11 x 7'11 max approx (3.02m x 2.41m max approx)  
Double glazed window to the rear and a radiator.

### Bathroom

6'1 x 5'3 approx (1.85m x 1.60m approx)  
Three piece suite comprising of a low flush w.c., pedestal wash hand basin, panelled bath with electric shower over and shower screen, LVT flooring, fully tiled walls, chrome heated towel rail, extractor fan, loft access hatch and UPVC double glazed window to the side.

### Outside

To the front of the property there is on street permit parking and side access to the side entrance door and to the rear.

The rear garden is low maintenance with a patio, outside tap and fence and wall to the boundaries.

### Directions

Proceed out of Long Eaton along Tamworth Road and at the main traffic light junction turn right into Broad Street and right again into Albert Road where the property can be found as identified by our for sale board.  
8964CO

### 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



Robert Ellis  
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			77
(55-68) D			
(39-54) E		52	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
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			
<b>England &amp; Wales</b>		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.