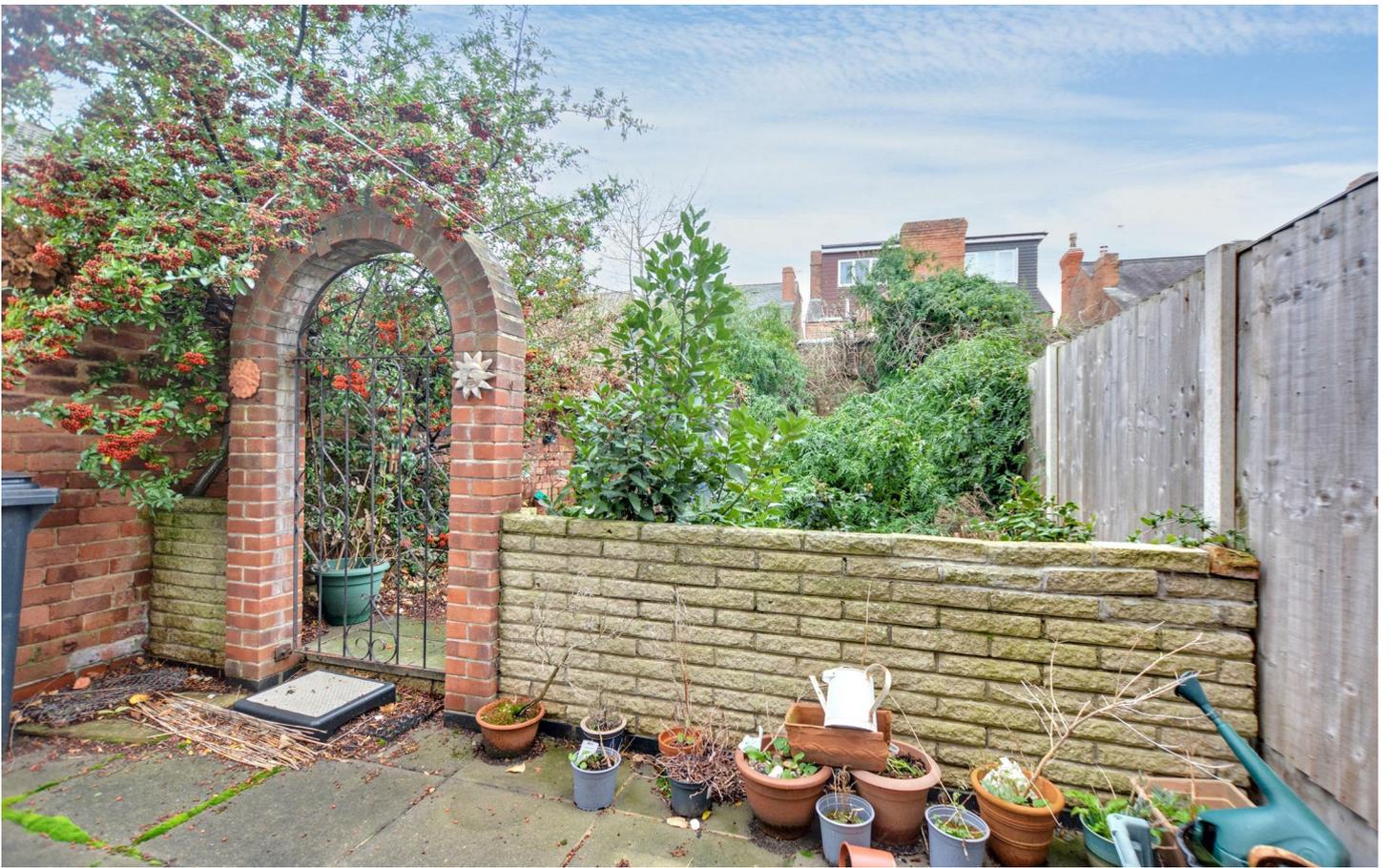




Russell Street,  
Long Eaton, Nottingham  
NG10 4LU

**Price Guide £130-140,000**  
**Freehold**



A TWO BEDROOM END TERRACED HOME OFFERING EXCELLENT POTENTIAL AND NO ONWARD CHAIN, IDEALLY LOCATED CLOSE TO LOCAL AMENITIES AND GREEN SPACE.

Robert Ellis are pleased to bring to the market this attractive end terraced property which is perfect for a first time buyer looking to put their own stamp on a home or an investor seeking a strong rental opportunity. The accommodation includes a welcoming lounge, fitted kitchen and an upstairs bathroom, with two well-proportioned bedrooms. The property sits within a popular residential area, just a short walk from the local park, shops and everyday amenities, making it a convenient choice for a range of buyers. Offered with no onward chain, this home presents great potential and early viewing is recommended.

This property offers double glazing throughout and gas central heating. Internal accommodation briefly comprises of entrance into the lounge which leads to the kitchen. To the first floor. There is a double bedroom to the front aspect with fitted wardrobes, the second bedroom provides access to the bathroom.

The property is within easy reach of Long Eaton town centre where there are Asda, Tesco, Aldi and Lidl stores with many other retail outlets, there are healthcare and sports facilities which includes the West Park Leisure Centre and adjoining playing fields, if required there are schools for all ages and the 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.



### Lounge

11'4 x 11'3 approx (3.45m x 3.43m approx)

Double glazed window and door to the front, gas fire (not tested), hearth and mantle, radiator and door to:

### Kitchen

10'1 x 8'6 approx (3.07m x 2.59m approx )

Double glazed window and door to the rear, door leading to the stairs to the first floor, understairs storage cupboard, range of matching wall and base units with work surfaces over, integrated electric oven, four ring gas burner with extractor over, inset stainless steel sink and drainer, plumbing for a washing machine and part tiled walls.

### First Floor Landing

With doors to:

### Bedroom 1

11'1 x 10'5 approx (3.38m x 3.18m approx)

Double glazed window to the front, radiator and built-in wardrobes.

### Bedroom 2

8'6 x 5'5 approx (2.59m x 1.65m approx)

Double glazed window to the side, loft access hatch, radiator and door to:

### Bathroom

Obscure double glazed window to the rear, panelled bath, pedestal wash hand basin, low flush w.c., radiator and part tiled walls.

### Outside

Small frontage leading to the front entrance door and side access to the rear.

The rear has a patio area, wall with a gate leading to a further patio, mature shrubs and trees, fencing and brick walls to the boundaries.

### Directions

Proceed out of Long Eaton along Derby Road and turn right onto Russell Street where the property can be found on the left hand side.

8996CO

### 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 15mbps Superfast 55mbps

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

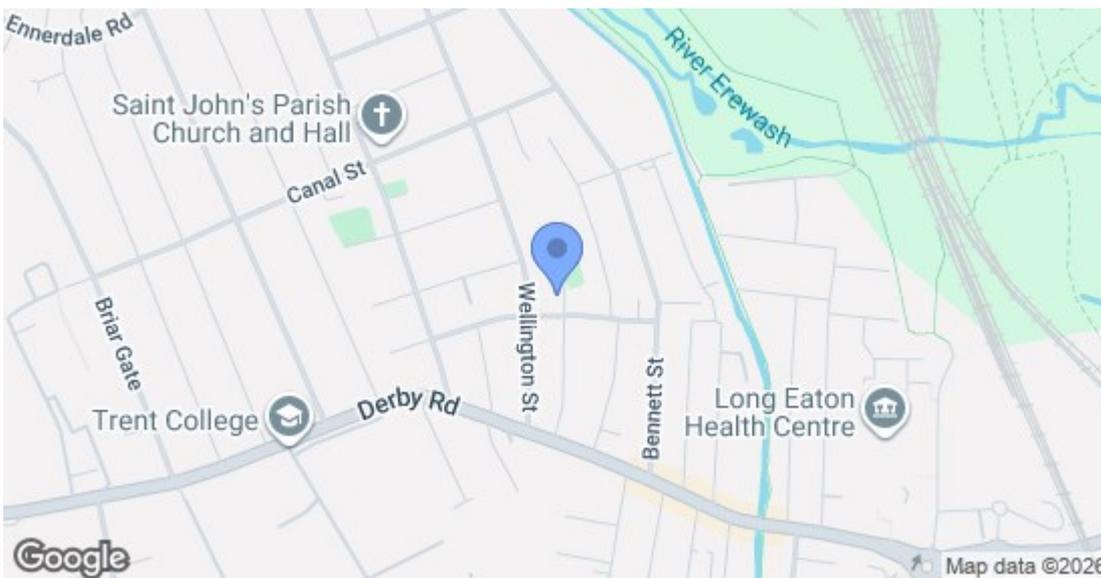
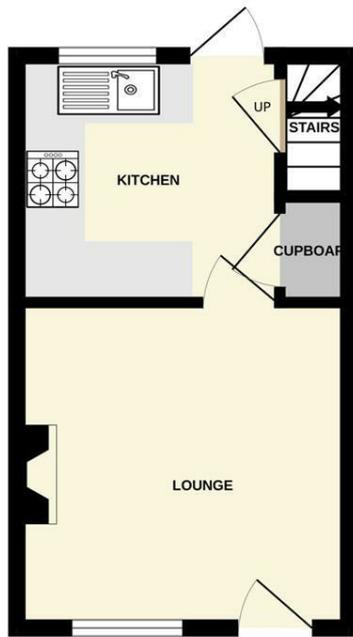
Other Material Issues – No



GROUND FLOOR



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			
<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.