



St. Laurence Court,
Long Eaton, Nottingham
NG10 1BF

**Price Guide £170-175,000
Freehold**



AN END TERRACED TWO BEDROOM HOME SITUATED WITHIN ST LAURENCE COURT, IDEALLY SUITED TO FIRST TIME BUYERS OR BUY TO LET INVESTORS.

Robert Ellis are pleased to bring to the market this well-positioned end terraced property offering well-proportioned accommodation and the benefit of off road parking. The property provides a practical and versatile layout and is considered an ideal purchase for those looking to take their first step onto the property ladder or for investors seeking a rental opportunity.

The accommodation includes a lounge, kitchen, two bedrooms and a bathroom, with the added advantage of being potentially sold with no onward chain. Situated within close proximity to local shops, amenities and transport links, the location offers convenient day-to-day living.. An early viewing is highly recommended to appreciate the position and potential on offer.

The property is positioned within easy access to Asda, Tesco, Lidl and Aldi stores along with numerous other retail outlets found in Long Eaton, there are schools for all ages, healthcare and sports facilities and excellent transport links include J25 of the M1, Long Eaton train station, East Midlands Airport and the A52 to Nottingham and Derby.



Lounge
14'0" x 11'8" approx (4.27m x 3.56m approx)
Radiator, UPVC double glazed window and door to the front.

Kitchen
11'6" x 10'2" approx (3.53m x 3.12m approx)
Wall and base units with work surface over, integral microwave and electric oven, electric hob and extractor over, composite 1½ bowl sink and drainer, double glazed window and door to the rear, tiled splashbacks, dishwasher, space for a free standing washing machine and fridge freezer and fitted boiler.

First Floor Landing
Doors to:

Bedroom 1
356m x 295m approx (108.51mm x 89.92mm approx)
Double glazed window to the front, radiator, overstairs storage cupboard.

Bedroom 2
11'8" x 6'9" approx (3.56m x 2.06m approx)
Radiator and double glazed window to the rear.

Bathroom
6'7" x 5'4" approx (2.01m x 1.63m approx)
Three piece suite comprising of a panelled bath with electric shower over, low flush w.c. and vanity wash hand basin, chrome heated towel radiator, tiled walls and extractor fan, obscure double glazed window to the side.

Outside
The front has great stance and curb appeal from the road and there is access to off street parking. To the rear there is a privately enclosed garden with a lawn, block paved patio, garden shed and the garden is enclosed with fenced boundaries.

Directions
Council Tax

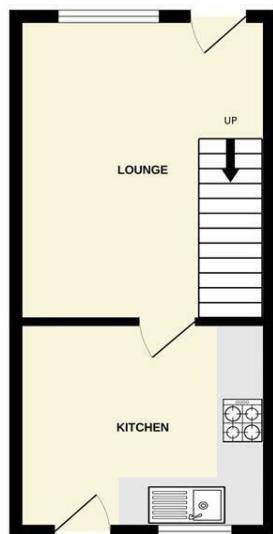
Erewash Borough Council Band A

Additional Information

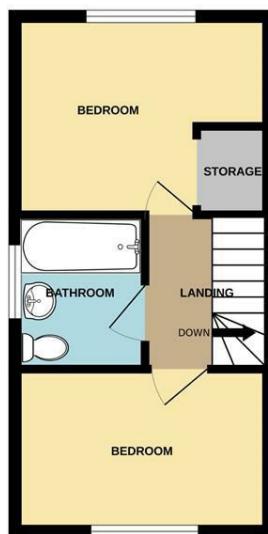
Electricity – Mains supply
Water – Mains supply
Heating – Gas central heating
Septic Tank – No
Broadband – BT, Sky, Virgin
Broadband Speed - Standard 15mbps Superfast 80mbps Ultrafast 1800mbps
Phone Signal – 02, Three, EE, Vodafone
Sewage – Mains supply
Flood Risk – No flooding in the past 5 years
Flood Defenses – No
Non-Standard Construction – No
Any Legal Restrictions – No
Other Material Issues – No



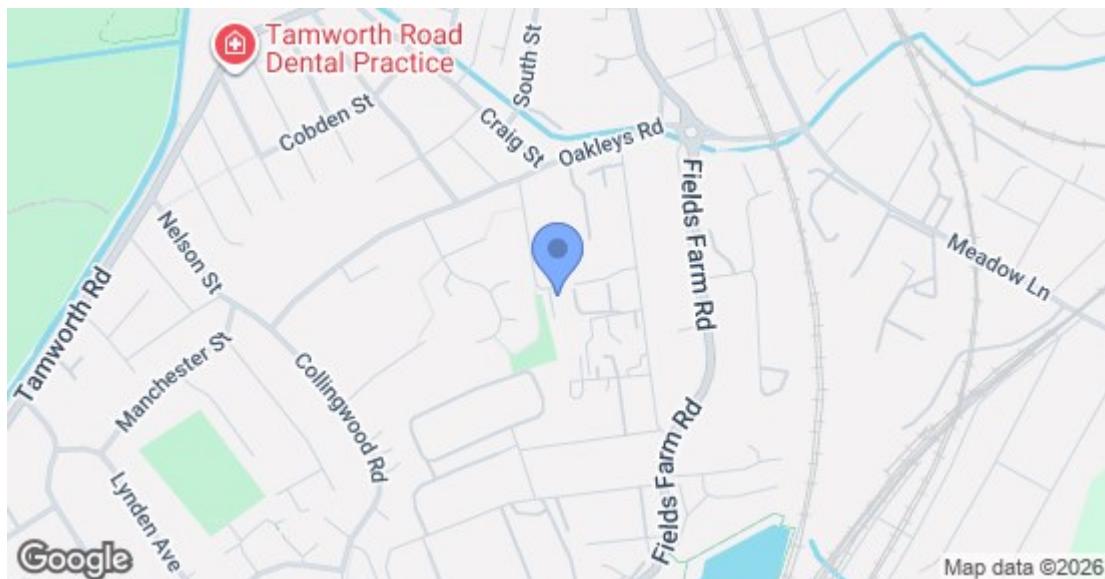
GROUND FLOOR
264 sq.ft. (24.6 sq.m.) approx.



1ST FLOOR
264 sq.ft. (24.6 sq.m.) approx.



TOTAL FLOOR AREA: 528 sq.ft. (49.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or inaccuracy. The floorplan is for guidance only and is not to scale. It is not intended for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Measure 2025



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	87
(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	

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