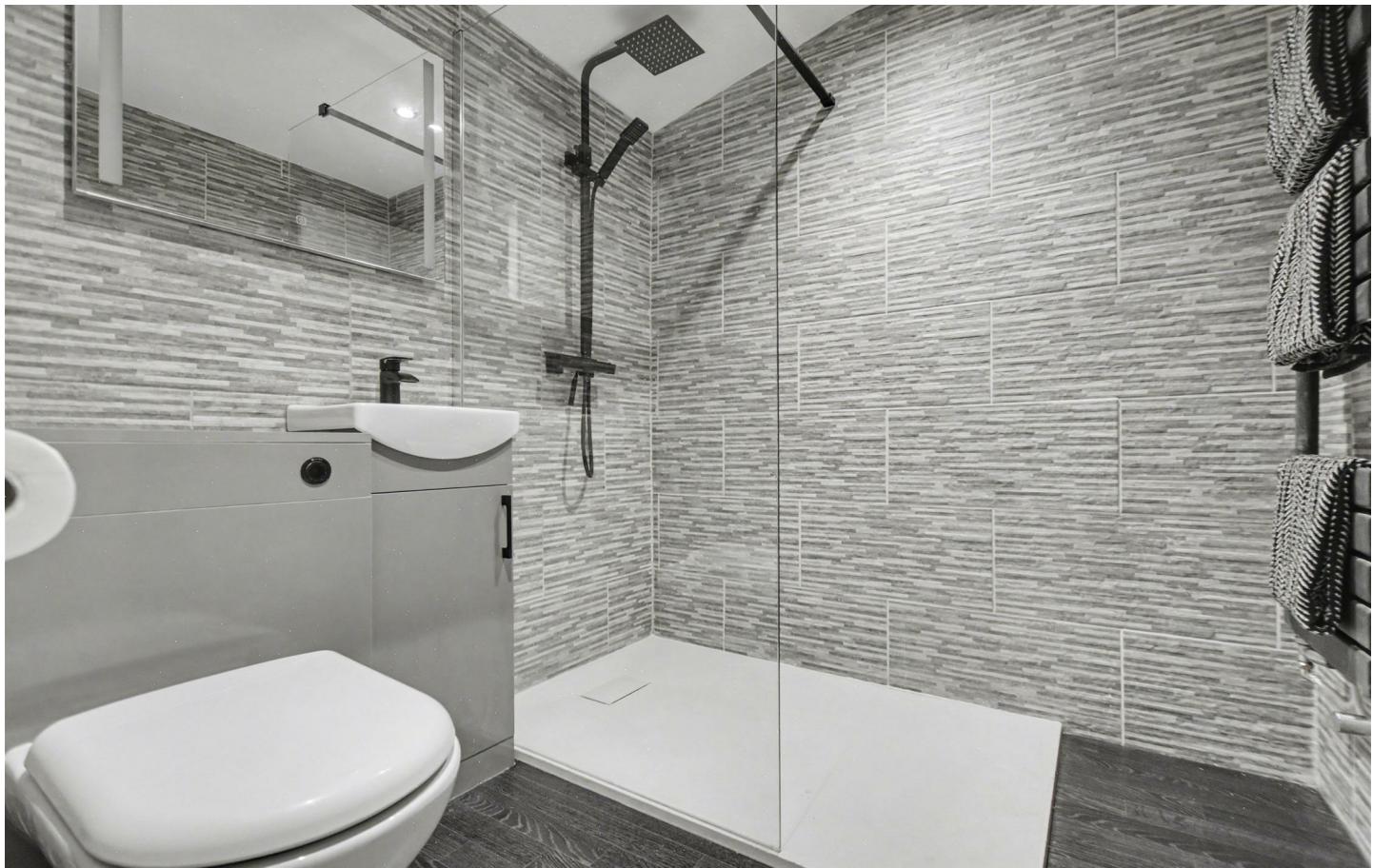


South Street,
Long Eaton, Nottingham
NG10 1ER

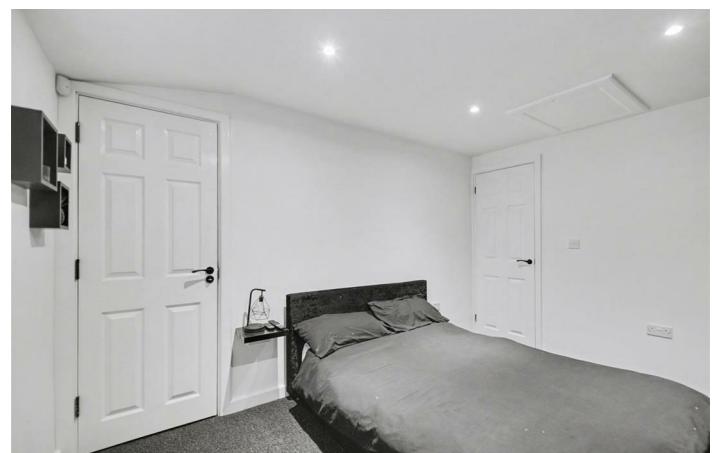
£125,000 Freehold



ALL MODERN THROUGHOUT AND REQUIRING NO WORK THIS FANTASTIC PROPERTY WILL APPEAL TO FIRST TIME BUYERS, DOWNSIZERS AND INVESTORS.

The composite entrance door opens into the property with stairs rising to the landing area which has two storage cupboards, one houses the combination gas central heating boiler. The living, dining and kitchen area are all open and benefit from a vaulted ceiling with spot lights. There is a window to the front and a Velux skylight window to the rear. The kitchen is fitted with high gloss modern units and has integral and space for kitchen appliances and a useful breakfast bar area. The shower room is generous in size and modern fitted with a walk in shower. The double sized bedroom has a window to the front, storage cupboard and spotlights. There is a driveway to the front that provides off road parking and access to the single garage. The garage has both a water tap, power and light and has a storage cupboard.

Found within walking distance of the Asda, Tesco, Lidl and Aldi stores and many other retail outlets found in Long Eaton town centre where there are also several local pubs, restaurants and the well regarded Clifford Gym, there are healthcare and sports facilities including West Park Leisure Centre, if required there are excellent local schools for all ages and the transport links include J25 of the M1, East Midlands Airport, Long Eaton and East Midlands Parkway station and the A52 and other main roads provide good links to Nottingham, Derby and other East Midlands towns and cities.



Entrance

Composite entrance door with obscure double glazed light panel within, stairs to the first floor.

First Floor Landing

Two cupboards, one housing the boiler and the second storage cupboard with shelving, doors to:

Open Plan Living/Kitchen Diner

18'5" x 9'5" approx (5.63m x 2.88m approx)

UPVC double glazed window to the front, vaulted ceiling with a Velux sky light to the rear with integral blind and spotlights.

The kitchen area has a mix of grey high gloss wall, base and drawer units with marble effect laminate work surface over, tiled splashback, circular stainless steel sink with black tap, integrated electric single oven, integrated electric hob, under cabinet lighting, space and plumbing for a washing machine, space for a tall fridge freezer, wood effect laminate flooring, radiator.

Open to the living area with an exposed painted brick chimney breast.

Bedroom 1

9'1" x 11'9" approx (2.78m x 3.6m approx)

UPVC double glazed window to the front, ceiling spotlights, access hatch to the loft (restricted height) which is boarded and has power and lighting, storage cupboard.

Shower Room

A modern fitted suite with a low flush w.c., vanity wash hand basin with black tap, shower enclosure with protective screen and black shower having a rainwater shower head and hand held shower, extractor and anthracite grey heated towel rail, tiled splashback and grey laminate flooring.

Outside

Artificial lawn to the front and driveway providing off road parking and leading to the garage.

Single Garage

Integral garage with electric roller shutter door, power and light, water tap and storage cupboard with power and light.

Directions

Proceed out of Long Eaton along Tamworth Road and turn left after the traffic lights onto Lower Brook Street where the road becomes Craig Street and turn left onto South Street and the property can be found on the left hand side.

9100MH

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

74mbps Ultrafast 1800mbps

Phone Signal – 02, Three, EE, vodafone

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

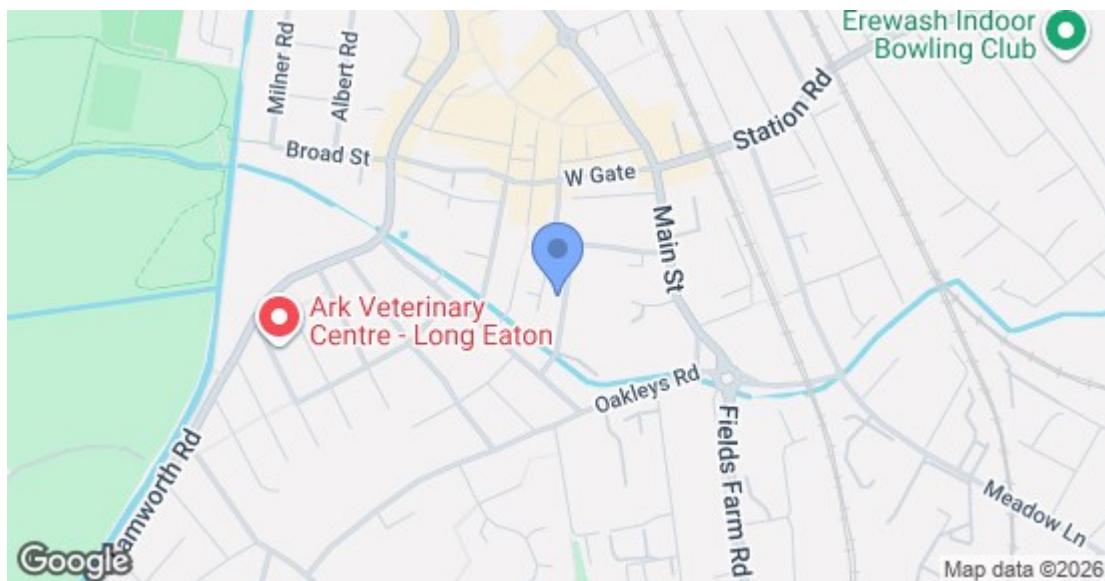
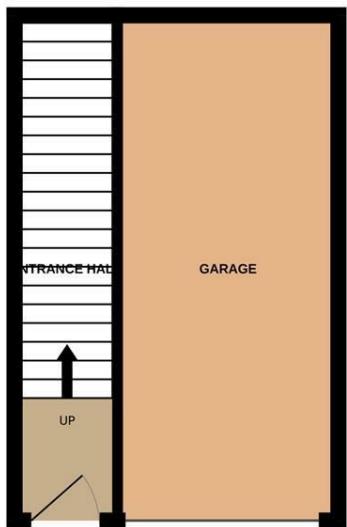
Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No





Energy Efficiency Rating		
EU Directive 2002/91/EC		
Very energy efficient - lower running costs (92 plus)	A	71
(81-91)	B	58
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		
Environmental Impact (CO ₂) Rating		
EU Directive 2002/91/EC		
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		

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.