Robert Ellis

look no further...

Clumber Street,
Long Eaton, Nottingham
NG10 1BX

O/O £170,000 Freehold

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A TWO DOUBLE BEDROOM SEMI DETACHED HOME CLOSE TO LONG EATON CENTRE BEING SOLD WITH NO UPWARD CHAIN!

An excellent opportunity for a first-time buyer or investor, this traditional two-bedroom semi-detached home is offered to the market with no upward chain, ensuring a smooth and straightforward purchase. The property boasts a spacious and well-proportioned layout, combining charming traditional features with practical modern living. Internally, the accommodation offers a welcoming living area, a generous dining kitchen ideal for everyday family life, and two good-sized bedrooms served by a well-appointed bathroom. To the rear, the property benefits from a low-maintenance patio garden, perfect for relaxing or entertaining without the upkeep of a large lawn — an ideal outdoor space for busy lifestyles. Situated in a convenient location close to local amenities, reputable schools, and a variety of shops, the home enjoys easy access to everything Long Eaton has to offer, along with excellent transport links to nearby towns and cities.

This attractive traditional brick-built home, set beneath a tiled roof, offers deceptively spacious accommodation and would suit a whole range of buyers looking for character and practicality combined. You enter the property into a welcoming lounge where an exposed brick fireplace creates a charming focal point and a cosy feel. An inner lobby leads to the stairs and opens through to a bright dual aspect dining room, providing an excellent space for entertaining and everyday dining. The dining room flows into a fully fitted kitchen which is open to a useful utility area, with a lean-to beyond offering valuable additional storage. To the first floor, the landing leads to two generous double bedrooms, with the main bedroom benefiting from fitted wardrobes, and these are served by a spacious, fully fitted bathroom. Outside, there is a low maintenance patio garden, ideal for sitting out and enjoying the warmer months without the upkeep — a lovely finishing touch to this ready-to-move-into home.

The property is within easy reach of all local amenities provided by Long Eaton which include the Asda, Tesco, Lidl and Aldi stores and numerous other retail outlets. There are schools for all ages, healthcare and sports facilities nearby including Trent Lock Golf Club and excellent transport links including Junctions 24 and 25 of the M1, Long Eaton train station, East Midlands Airport and the A52 which provides good access to Nottingham and Derby.

Lounge
11'5 x 11'8 approx (3.48m x 3.56m approx)
UPVC double glazed windows to the front and side, carpeted flooring, double radiator, UPVC double glazed door to the front, exposed brick fireplace with inset shelves and tiled shelf, coving, ceiling light and rose, TV point and door to:

Inner Lobby
Stairs to the first floor and leading to:

Dining Room
11'6 x 12'3 approx (3.51m x 3.73m approx)
UPVC double glazed windows to the side and rear, carpeted flooring, double radiator, ceiling light and door to:

Kitchen
9'6 x 7' approx (2.90m x 2.13m approx)
UPVC double glazed window and door, grey tiled floor, ceiling light, wood effect wall, drawer and base units to two walls with laminate work surface over, tiled splashbacks, inset stainless steel sink and drainer with mixer tap, integral oven and four ring gas hob, open to:

Utility Area
5'7 x 4'7 approx (1.70m x 1.40m approx)
Tiled floor, ceiling light, space for a free standing fridge freezer, washing machine and tumble dryer.

Garden Room/Lean-to
4'3 x 8'1 approx (1.30m x 2.46m approx)
Tiled flooring, wooden windows and doors to the rear.

First Floor Landing
With doors to:

Bedroom 1
12'1 x 11'7 approx (3.68m x 3.53m approx)
UPVC double glazed window to the rear, carpeted flooring, radiator, ceiling light and built-in storage cupboard, door to the bathroom.

Bedroom 2
11'6 x 9'4 plus wardrobes (3.51m x 2.84m plus wardrobes)
UPVC double glazed window to the front, carpeted flooring, radiator, ceiling light, ceiling rose, built-in mirror wardrobes along one wall.

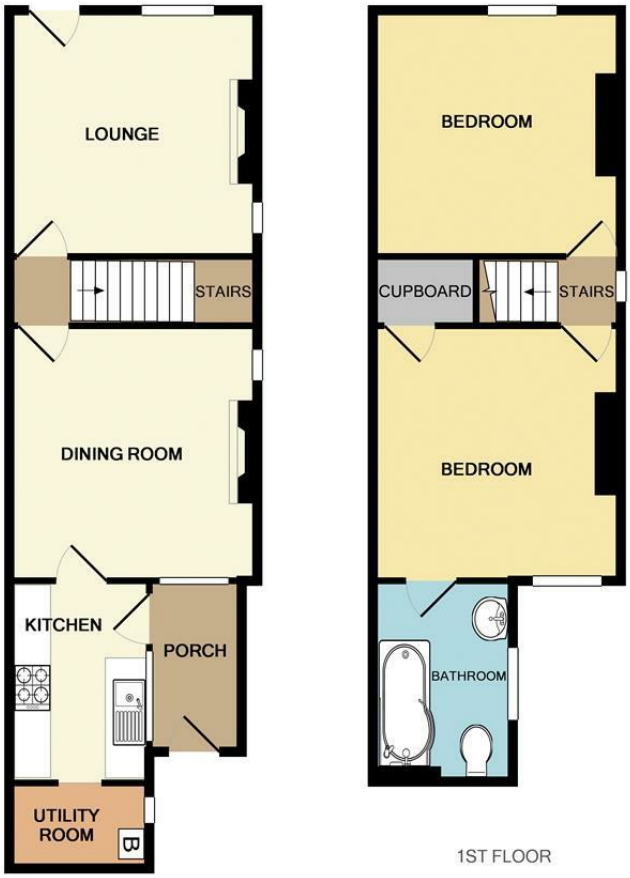
Bathroom
6'5 x 9'5 approx (1.96m x 2.87m approx)
Obscure UPVC double glazed window to the side, tiled floor, ceiling light, low flush w.c., wall mounted sink with mixer tap, part tiled walls, P shaped panelled bath with glazed screen, mains fed shower and hand held shower.

Outside
There is access down the left hand side of the property to the rear where the garden has been designed for low maintenance and has a patio area enclosed with fencing and brick walls, courtesy lighting and an external tap.

Directions
Proceed out of Long Eaton along Tamworth Road passing the library on the right hand side. Clumber Street can then be found as a turning on the left.
9129JG

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 – Three, EE, 02, 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



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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by 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
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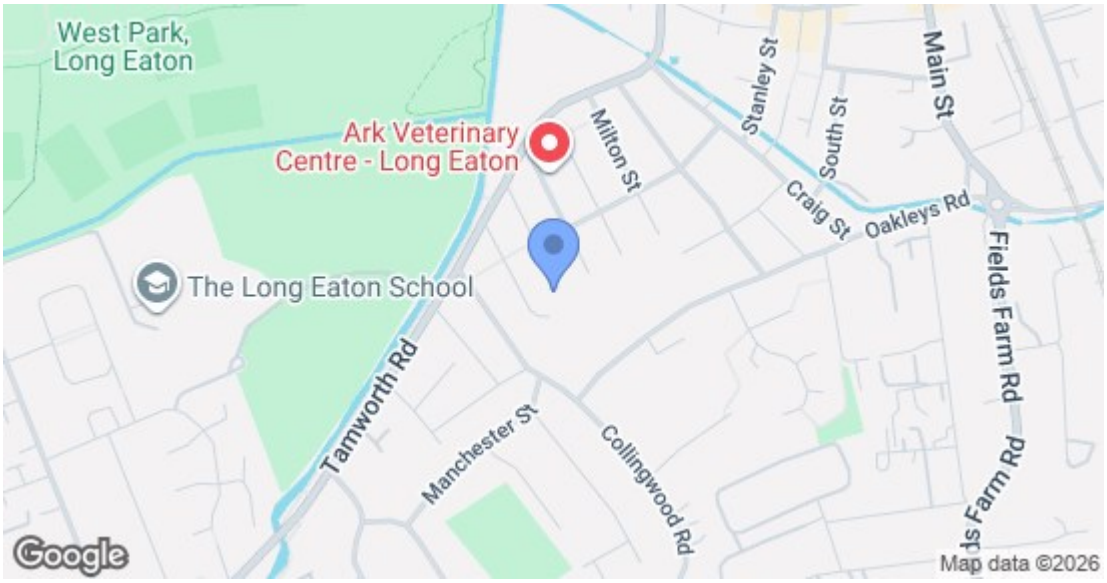

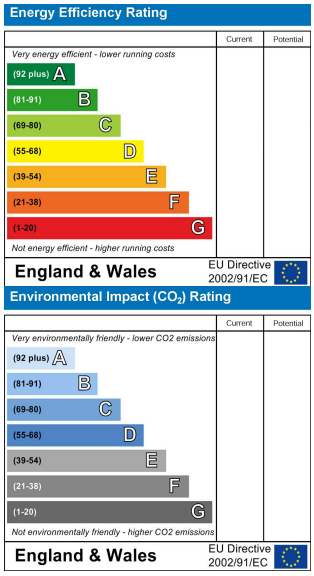

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

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