

Clumber Street,  
Long Eaton, Nottingham  
NG10 1BX

**Price Guide £150-160,000**  
**Freehold**

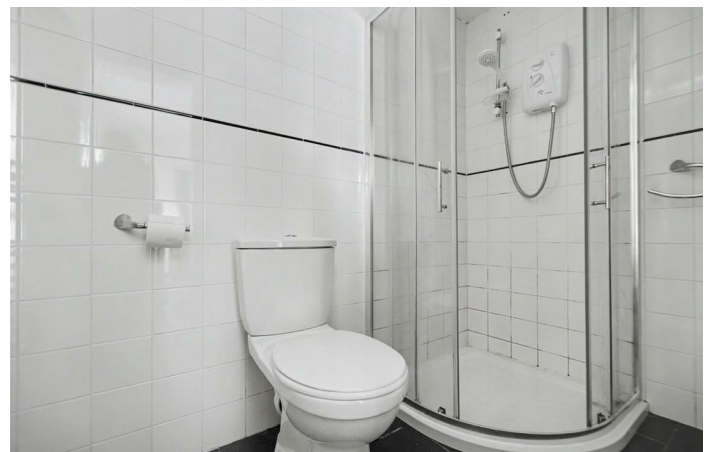


A TWO BEDROOM END TERRACED PROPERTY SITUATED ON CLUMBER STREET, OFFERED TO THE MARKET WITH NO ONWARD CHAIN.

Robert Ellis are pleased to bring to the market this well proportioned two bedroom end terraced home which offers character and versatile accommodation throughout. The property benefits from two reception rooms, featuring both an open fire and a log burner, creating inviting living spaces to both the front and rear aspect of the property. The accommodation also includes a ground floor shower room, along with a first floor bathroom, providing added convenience for modern living.

Externally, the property enjoys a patio rear courtyard, offering a low maintenance outdoor space ideal for relaxing or entertaining. Situated in a convenient location close to local amenities and transport links, this property would suit a range of buyers including first time purchasers and investors. An internal viewing is highly recommended to fully appreciate the space and character on offer.

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 the excellent transport links include J25 of the M1, Long Eaton train station, East Midlands Airport and the A52 which provides good access to Nottingham, Derby and other East Midlands towns and cities.



### Lounge

12'1 x 11'8 approx (3.68m x 3.56m approx)

Double glazed door with light panel above and double glazed window to the front, original wood varnished flooring, open fire (not tested), coving, radiator and door to:

### Inner Hallway

Stairs to the first floor, door to:

### Dining Room

12'1 x 12'1 approx (3.68m x 3.68m approx)

Double glazed window to the rear, tiled floor, radiator, log burner (not tested), understairs storage cupboard and door to:

### Kitchen

8'3 x 6'6 approx (2.51m x 1.98m approx)

Double glazed window to the rear, radiator, tiled flooring, wall mounted boiler, wall and base units with work surfaces over, inset sink and drainer. Door to:

### Shower Room

Obscure window to the side, low flush w.c., single shower enclosure with wall mounted electric shower, wash hand basin, towel rail, extractor fan.

### First Floor Landing

Access to:

### Bedroom 1

12'2 x 12'1 approx (3.71m x 3.68m approx)

Double glazed window to the rear, radiator and door to bathroom.

### Bathroom

8'7 x 6'6 approx (2.62m x 1.98m approx)

Double glazed window to the rear, panelled bath, pedestal wash hand basin, low flush w.c., radiator, wooden flooring.

### Bedroom 2

12'1 x 11'8 approx (3.68m x 3.56m approx)

Double glazed window to the front, radiator and storage cupboard with loft access.

### Outside

Patio garden to the rear, wood storage, walls to the boundaries, brick barbeque, outside tap and side access to the front.

### 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.

9288CO

### Agents Notes

There are AI photos on this property.

### 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 42mbps

Ultrafast 1800mbps

Phone Signal – Three, EE, O2, Vodafone

Sewage – Mains supply

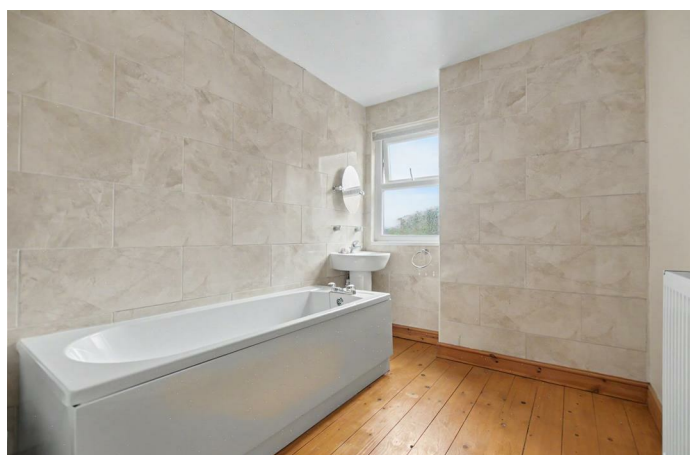
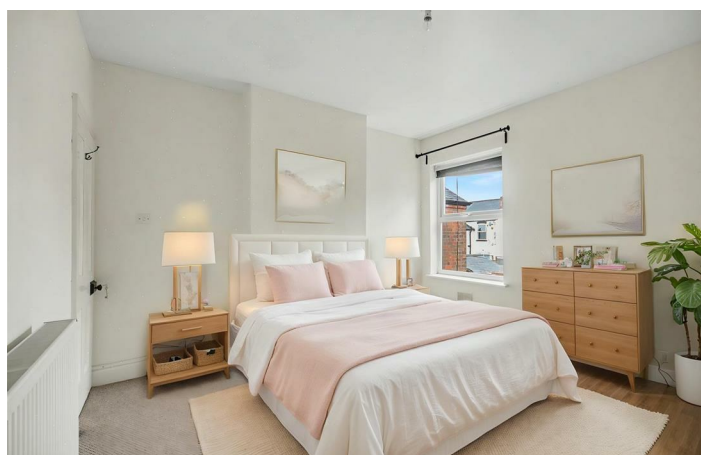
Flood Risk – No flooding in the past 5 years

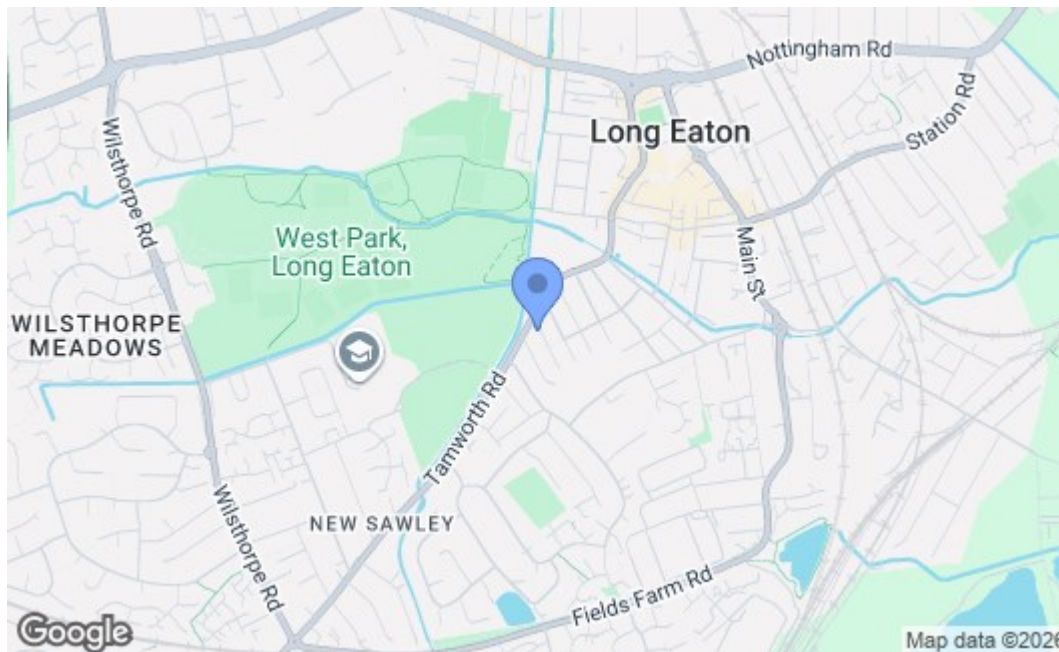
Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			79
(55-68) D		55	
(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.