Robert Ellis

look no further...

Howard Close,
Long Eaton, Nottingham
NG10 1NG

£190,000 Freehold

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A STYLISH TWO BEDROOM MID HOME WITH GARAGE, CONSERVATORY & BEING SOLD WITH NO UPWARD CHAIN.

An ideal opportunity for first-time buyers or investors, this beautifully presented two-bedroom mid-town house is offered to the market with no upward chain. Recently redecorated and recarpeted throughout, the property boasts a brand-new contemporary kitchen, a modern shower room, spacious conservatory, enclosed rear garden, and a detached garage. Conveniently positioned within walking distance of Long Eaton town centre, excellent transport links, and a range of local amenities, this ready-to-move-into home offers stylish, low-maintenance living in a highly sought-after location.

Entering the property, the entrance hall provides access to the lounge, which has been tastefully redecorated and benefits from new carpets, creating a bright and welcoming living space. From the lounge, there is access to the contemporary kitchen diner, fitted with a newly installed modern kitchen offering ample storage and workspace. To the rear, the conservatory enjoys views over the enclosed rear garden and features doors opening directly onto the outdoor space, making it ideal for both relaxing and entertaining. To the first floor, the landing leads to two well-proportioned double bedrooms and a modern shower room. The property further benefits from electric heating and double glazing throughout. Outside, there is an enclosed rear garden and a detached garage situated separately from the house. Having previously been a rental property, it also benefits from a current Electrical Installation Condition Report (EICR), providing additional reassurance to prospective purchasers.

The property is only a few minutes walk away from the town centre where there are Asda, Tesco, Lidl and Aldi stores as well as many other retail outlets, there is the well regarded Regent Health Club and Spa in Long Eaton, several bars and restaurants, if required there are schools for all ages within easy reach of the property, healthcare and sports facilities including the West Park Leisure Centre and adjoining playing fields and the excellent transport links include J25 of the M1, East Midlands Airport which can be reached via the Skytlink bus which takes you to Castle Donington and the airport, stations at Long Eaton and Eat Midlands Parkway and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.

Entrance Hall
4'7 x 4'6 approx (1.40m x 1.37m approx)
UPVC double glazed door with inset obscure glazed panel to the front, ceiling light, carpeted flooring, built-in storage housing the fuse box, stairs to the first floor and door to:

Lounge
17'2 x 12'7 approx (5.23m x 3.84m approx)
UPVC double glazed window to the front, carpeted flooring, electric storage heater, TV and telephone points, door to:

Breakfast Kitchen
12'7 x 9' approx (3.84m x 2.74m approx)
Sliding double glazed doors into the conservatory, UPVC double glazed window into the conservatory, new grey wood effect laminate flooring, two ceiling light and electric storage heater. Grey handle-less wall, drawer and base units to three walls with grey marble effect laminate work surface and splashback, new Hoover oven, new Hoover four ring induction electric hob with extractor above, space and plumbing for a washing machine and fridge freezer.

Conservatory
10'1 x 8'9 approx (3.07m x 2.67m approx)
UPVC double glazed windows and French doors to the garden, vaulted roof, tiled flooring and ceiling fan light.

First Floor Landing
Ceiling light, new carpeted flooring, airing/storage cupboard housing the hot water tank, loft access hatch and doors to:

Bedroom 1
13'5 x 9'6 approx (4.09m x 2.90m approx)
UPVC double glazed window to the front, new carpeted flooring, ceiling light, electric storage heater and sliding walk-in wardrobes with rail and shelf.

Bedroom 2
9'5 x 7'6 approx (2.87m x 2.29m approx)
UPVC double glazed window to the rear, new carpeted flooring, electric storage heater and ceiling light.

Shower Room
9'6 x 4'8 approx (2.90m x 1.42m approx)
Obscure UPVC double glazed window to the rear, tiled flooring, ceiling light, extractor fan, chrome towel radiator, low flush w.c., pedestal wash hand basin with mixer tap, large shower cubicle with sliding door and electric Mira shower over.

Outside
The property sits back from the road with a small garden having a lawn and pebbles.

There is an enclosed rear garden with patio area, raised bed and lawn, fully enclosed with fencing and a brick wall to the rear.

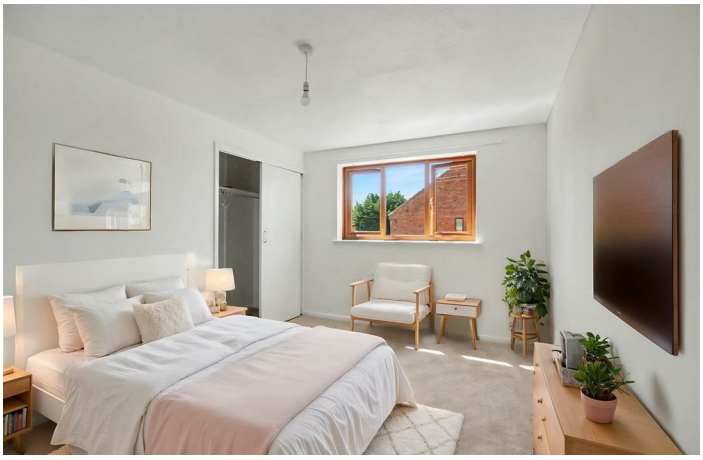
Garage
16'4 x 7'9 approx (4.98m x 2.36m approx)
Metal up and over door to the front.

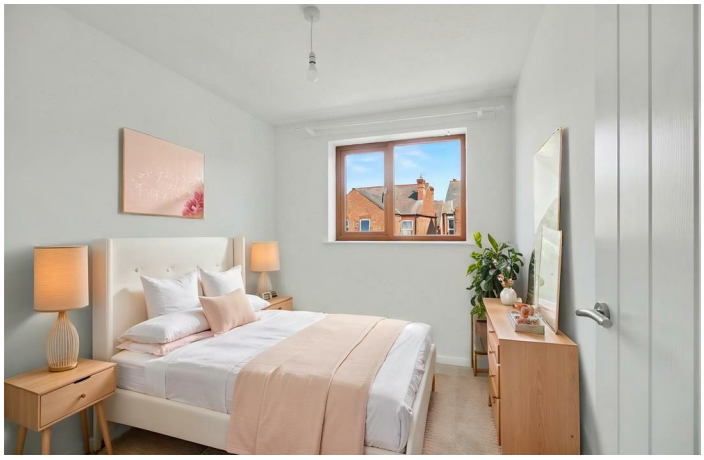
Directions
Proceed out of Long Eaton along Derby Road and take the first turning on the right hand side onto Cranmer Street, right onto Olive Avenue, right again onto Tudor Close and left onto Howard Close where the property is situated on the left hand side.
9396JG

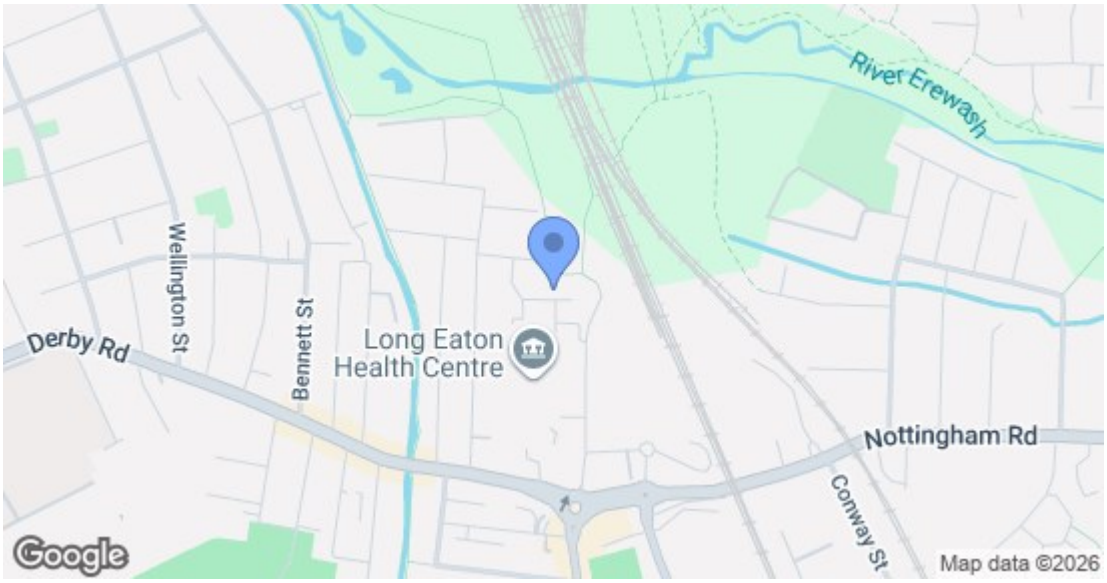
Council Tax
Erewash Borough Council Band A

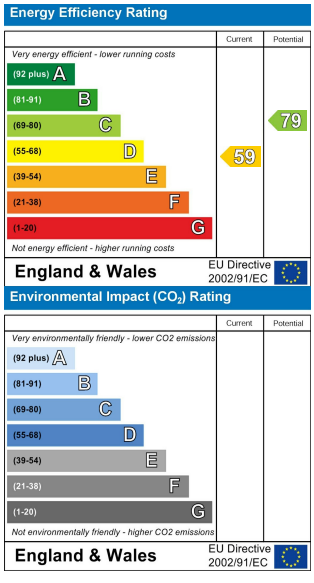
Additional Information
Electricity – Mains supply
Water – Mains supply
Heating – Electric
Septic Tank – No
Broadband – BT, Sky, Virgin
Broadband Speed - Standard 16mbps Superfast 53mbps Ultrafast 1800mbps
Phone Signal – EE, 02, Three, Vodafone
Sewage – Mains supply
Flood Risk – No flooding in the past 5 years
Flood Defenses – No
Non-Standard Construction – No
Any Legal Restrictions – No
Other Material Issues – No

Agents Notes
There are AI photos on this property.









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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