



Lichfield Close,
Long Eaton, Nottingham
NG10 2EW

£179,950 Freehold

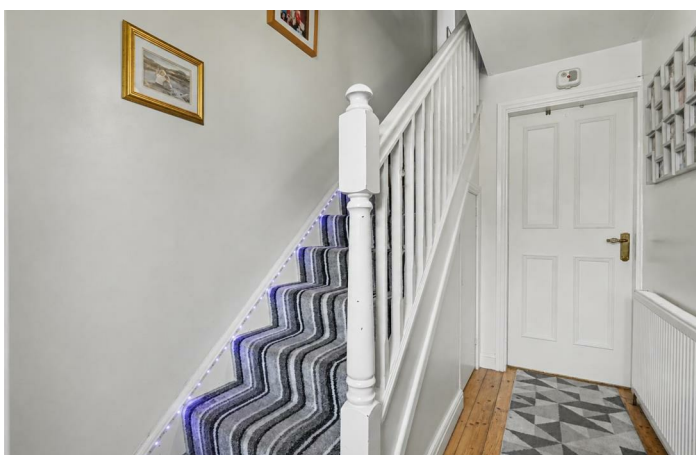


THIS IS A TWO BEDROOM MID PROPERTY WHICH IS CURRENTLY LET AND PRODUCING A MONTHLY INCOME AND WE WOULD LIKE TO SELL THE HOUSE TO AN INVESTOR LOOKING FOR THIS TYPE OF ARRANGEMENT.

Being located on Lichfield Close, which is a quiet cul de sac on the outskirts of Long Eaton, this two bedroom property was originally built by Westerman Homes and provides an opportunity for an investor to purchase a property which is producing a monthly income. For the property and privacy of the garden to be appreciated, we do recommend that interested parties take a full inspection so they can see everything included in the property for themselves. The property is well placed for easy access to the centre of Long Eaton and to excellent transport links, all of which have helped to make this a popular and convenient place to live.

The property is constructed of an attractive facing brick to the external elevations under a pitched tiled roof and the accommodation benefits from having gas central heating and double glazing. Being entered from an open porch and front door, the house includes a reception hall from which stairs take you to the first floor, the lounge/sitting room has a dining area and this room is positioned at the rear of the house and has double glazed double opening French doors leading out to the rear garden, and the kitchen is fitted with light grey Shaker-style units with the kitchen being accessed from the hallway and has a window to the front. To the first floor, the landing leads to the two bedrooms, the main bedroom having a range of built-in wardrobes and the bathroom has a light coloured suite with an electric shower over the bath. Outside, there is a garage located within a block of garages situated off a courtyard to the right of the house at the front of the property, there is a path leading from the pavement to the front door and a grassed area and at the rear, there is decking leading onto a lawned garden which is kept private by having fencing and screening to the boundaries.

The property is within easy reach of Long Eaton town centre where Asda, Tesco, Aldi and Lidl stores and many other retail outlets, schools for all ages are within easy reach, healthcare and sports facilities including West Park Leisure Centre and adjoining playing fields, and the transport links include Junctions 24 and 25 of the M1, East Midlands Airport, stations at Long Eaton and East Midlands Parkway, and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.



Porch

An open porch with a half double glazed front door with a matching side panel leading to the reception hall.

Reception Hall

Stairs with a balustrade and a cupboard under leading to the first floor, radiator and pine flooring.

Lounge/Sitting Room

13'1" x 12'3" (3.99m x 3.73m)

Double glazed window to the rear, double glazed double opening French doors leading out to the rear garden and a radiator.

Kitchen

9'3" x 7' (2.82m x 2.13m)

The kitchen is fitted with grey Shaker-style units having brushed stainless steel fittings and includes a stainless steel sink with a mixer tap set within an "L" shaped work surface with space and plumbing for an automatic washing machine, cupboards and drawers beneath, space for an upright cooker, work surface with cupboard and space for a tumble dryer below, matching eye level wall cupboards and a hood over the cooking area, double glazed window to the front, tiling to the walls by the work surface areas, radiator, space for an American-style fridge/freezer and a high level shelf to one wall.

First Floor Landing

Having a hatch to the loft and a built-in airing/storage cupboard housing the boiler.

Bedroom 1

11'8" x 9'9" plus wardrobes (3.56m x 2.97m plus wardrobes)

Double glazed window to the front, a range of built-in wardrobes having mirrored sliding doors and providing hanging space and shelving and a radiator.

Bedroom 2

10'1" x 6'7" (3.07m x 2.01m)

Double glazed window to the rear and a radiator.

Bathroom

The bathroom has a light coloured suite including a panel

bath with a Triton electric shower over and tiling to three walls, a low flush WC, a pedestal hand basin with tiled splash-back and a circular mirror to the wall above, a double fitted cupboard with mirrored doors and an opaque double glazed window.

Garage

There is a garage situated within a block of garages off a courtyard to the right of the property and the garage belonging to the property we are selling is the third from the left and has the number of the house on the garage. The garage is constructed of brick with a pitched tiled roof and has an up and over door to the front.

Gardens

At the front of the house, there is a slab path leading from the pavement to the front door and there is a lawn to the right of the path.

At the rear of the property, there is a decked area leading onto a slab path and lawn with fencing and screening to the boundaries and a gate at the bottom of the garden provides access to a path which takes you to the front of the house.

Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 3 mbps Superfast 37 mbps

Ultrafast 1800 mbps

Phone Signal – O2, EE, Three, Vodafone

Sewage – Mains supply

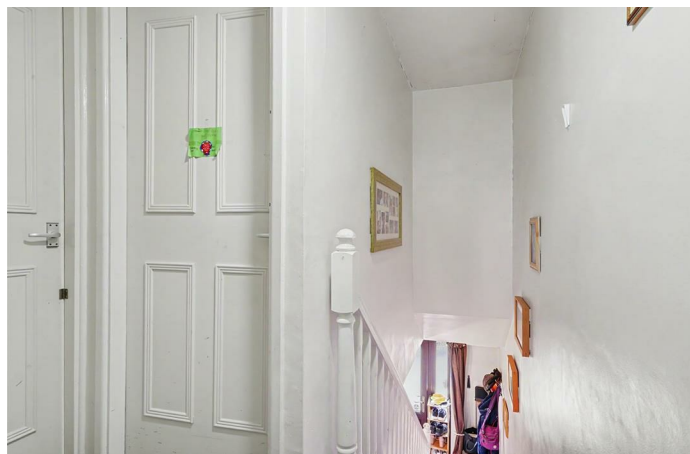
Flood Risk – No flooding in the past 5 years

Flood Defences – No

Non-Standard Construction – No

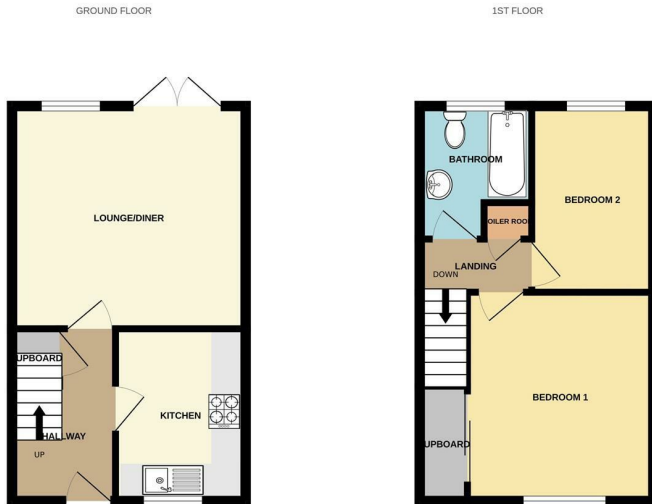
Any Legal Restrictions – No

Other Material Issues – No





Robert Ellis



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

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.