



Bennett Street,
Long Eaton, Nottingham
NG10 4RA

Price Guide £165-170,000

Freehold

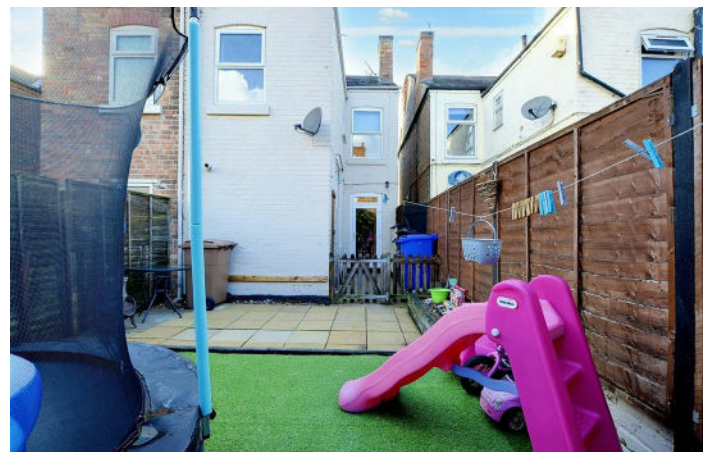
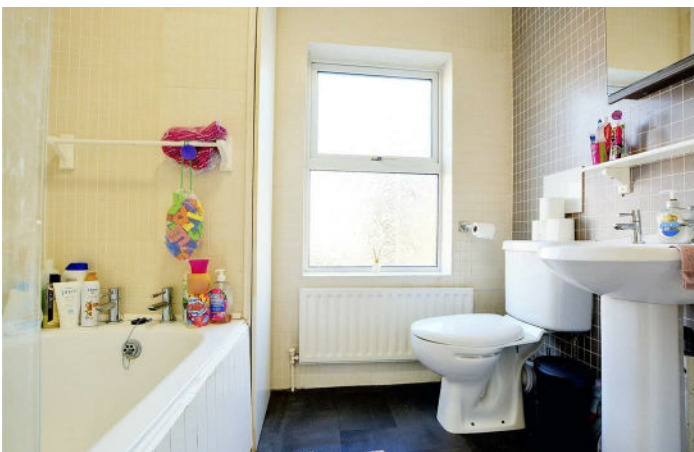


A WELL PRESENTED, TWO DOUBLE BEDROOM SEMI DETACHED PROPERTY WITH TWO RECEPTION ROOMS AND LOW MAINTENANCE REAR GARDEN, BEING SOLD WITH NO UPWARD CHAIN.

Robert Ellis are delighted to bring to the market, this spacious and well presented two double bedroom semi detached home. Ideally suited to the investor as there is a tenant in-situ. The property boasts gas central heating and double glazing and is being sold with the added benefit of NO UPWARD CHAIN. An early viewing comes highly recommended to appreciate the property and location on offer.

In brief the accommodation comprises of a lounge, dining room and kitchen with integrated appliances to the ground floor, with two double bedrooms, dressing room and generous family bathroom to the first floor. To the rear there is a low maintenance garden with patio area and astroturf, with access to the side for the removal of bins.

Located in the popular residential town of Long Eaton, close to a wide range of local schools, shops and parks, Long Eaton town centre is within walking distance where supermarkets, other retail outlets and healthcare facilities can be found, there are fantastic transport links available including nearby bus stops and easy access to major road links such as the M1, A50 and A52. Long Eaton train station and East Midlands Airport are both just a short drive away.



Lounge

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

Composite front door, UPVC double glazed window to the front, carpeted flooring, feature fireplace, radiator and ceiling light. Door to:

Inner Hall

With stairs to the first floor and door to:

Dining Room

12'1" x 12' approx (3.68m x 3.66m approx)

UPVC double glazed door to the rear, laminate flooring, radiator, understairs storage cupboard and spotlights.

Kitchen

8'8" x 6'6" approx (2.64m x 1.98m approx)

UPVC double glazed window to the side, vinyl flooring, wall, base and drawer units with work surfaces over, inset sink and drainer, space for a washing machine, electric oven, five ring gas hob and extractor over, integrated fridge freezer and ceiling light.

First Floor Landing

With doors to:

Bedroom 1

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

UPVC double glazed window to the rear, carpeted flooring, radiator and ceiling light.

Bedroom 2

12'2" x 11'6" approx (3.71m x 3.51m approx)

UPVC double glazed window to the front, laminate flooring, radiator and ceiling light.

Dressing Room

5'9" x 6'8" approx (1.75m x 2.03m approx)

UPVC double glazed window to the side, vinyl flooring and ceiling light.

Bathroom

6'7" x 6'5" approx (2.01m x 1.96m approx)

Obscure UPVC double glazed window to the rear, built-in storage cupboard, radiator, bath with shower over, low flush w.c., pedestal wash hand basin and ceiling light.

Outside

To the rear there is a patio, astroturf and all enclosed with walled boundaries and side access for bins.

Directions

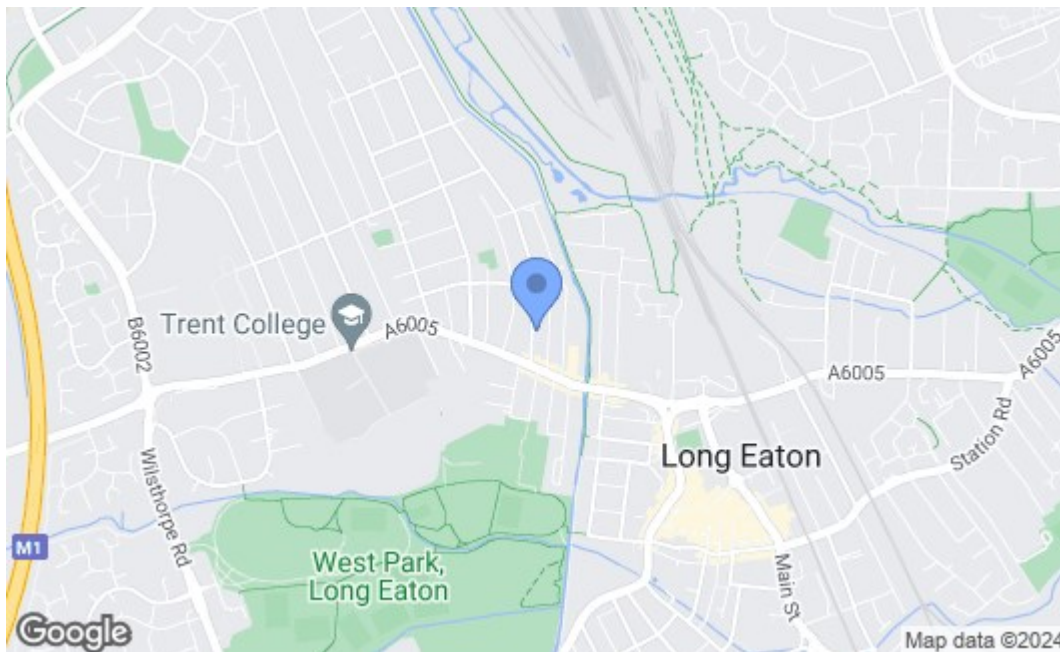
Proceed out of Long Eaton along Derby Road and after passing the canal bridge Bennett Street can be found as a turning on the right.

7646AMRS

Council Tax

Erewash Borough Council Band A





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D		66	
(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.