



Station Road,
Long Eaton, Nottingham
NG10 2DX

O/I/R £214,950 Freehold

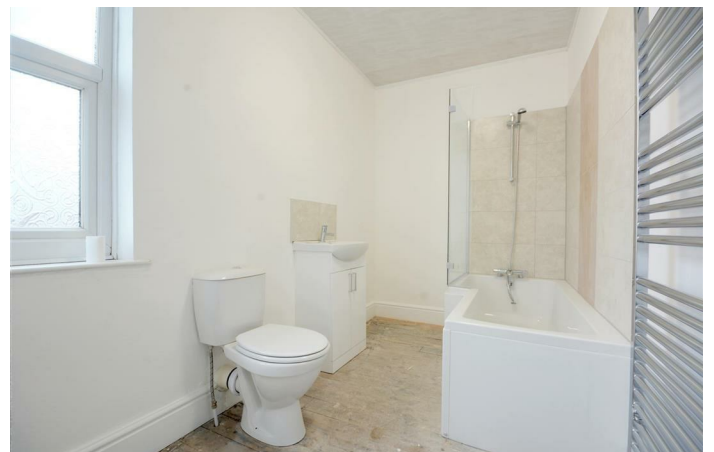


A RECENTLY REFURBISHED, SPACIOUS AND WELL PRESENTED, THREE BEDROOM END OF TERRACED HOME WITH OFF STREET PARKING AND ENCLOSED REAR GARDEN. BEING SOLD WITH THE ADDED BENEFIT OF NO ONWARD CHAIN.

Robert Ellis are pleased to welcome to the market this spacious home offering generous rooms, off street parking and recently refurbished throughout. The property benefits double glazing and gas central heating and is constructed of brick. The property is being sold with vacant possession and has no onward chain suiting a wide range of buyers including investors, families, people who are looking to downsize and first time buyers alike. An internal viewing is highly recommended to appreciate the property on offer.

In brief, the property comprises; A large bay fronted lounge, dining room with understairs storage cupboard, newly fitted kitchen with integrated cooking appliances, a newly fitted utility room with wall mounted boiler and newly fitted downstairs shower room. To the first floor the landing leads to three generous bedrooms and the newly fitted three piece family bathroom suite. The vendor hasn't fitted any flooring to the property leaving this open for a new buyer to choose what they would like. To the exterior, the property benefits off street parking for two vehicles situated to the rear and an enclosed, low maintenance courtyard garden with storage outbuilding.

Located in the popular residential town of Long Eaton, close to a wide range of local schools, shops and parks. The property is within walking distance to Grange Primary School and Long Eaton town centre where supermarkets, healthcare facilities and other retail outlets can be found. There are fantastic transport links nearby including bus stops, local train stations and major road links such as the A50, M1 and A52 to both Nottingham and Derby with East Midlands Airport being just a short drive away.



Lounge

12'1" x 11'6" approx (3.68m x 3.51m approx)

UPVC double glazed front door, UPVC double glazed bay window overlooking the front and window overlooking the side, floorboards, radiator, ornate cornice, painted plaster ceiling, ceiling light.

Dining Room

12'6" x 11'6" approx (3.81m x 3.51m approx)

UPVC double glazed window overlooking the side, understairs storage cupboard, floorboards, painted plaster ceiling, ceiling light and wall lights.

Kitchen

11'6" x 11'1" approx (3.51m x 3.38m approx)

UPVC double glazed door leading to the side and window overlooking the side, radiator, integrated electric oven, hob and overhead extractor fan, space for fridge, space for freezer, painted plaster ceiling, ceiling light.

Utility Room

7'5" x 5'6" approx (2.26m x 1.68m approx)

Space for washing machine, space for tumble dryer, wall mounted boiler, radiator, painted plaster ceiling, loft access, ceiling light.

Downstairs shower room

2'5" x 5'2" approx (0.74m x 1.57m approx)

Low flush w.c., pedestal sink, heated towel rail, single enclosed shower unit, screened ceiling, ceiling light.

First Floor Landing

Floorboards, radiator, loft access, textured ceiling, ceiling light.

Master Bedroom

11'5" x 12'2" approx (3.48m x 3.71m approx)

UPVC double glazed windows overlooking the front and side, floorboards, radiator, painted plaster ceiling, ceiling light.

Bedroom Two

8'4" x 12'6" approx (2.54m x 3.81m approx)

UPVC double glazed window overlooking the side, floorboards, built in storage cupboard, feature fireplace, textured ceiling, radiator, ceiling light.

Bedroom Three

8'4" x 11'5" approx (2.54m x 3.48m approx)

UPVC double glazed window overlooking the side, floorboards, radiator, textured ceiling, ceiling light.

Family Bathroom

11'2" x 5'6" approx (3.40m x 1.68m approx)

UPVC double glazed patterned window overlooking the rear, floorboards, WC, utility sink, bath with shower over the bath, radiator, screened ceiling, ceiling light.

Outside

To the side of the property there is access into the garden and a parking space for two vehicles. There is a low maintenance courtyard garden with a storage outbuilding.

Directions

Proceed out of Long Eaton along Nottingham Road and at the bend turn right onto Station Road.

7708RS

Council Tax

Erewash Borough Council Band A





Robert Ellis
ESTATE AGENTS



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | 77 |
| (69-80) C | | | |
| (55-68) D | | 56 | |
| (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.