



Nelson Street,
Long Eaton, Nottingham
NG10 1DB

O/O £205,000 Freehold

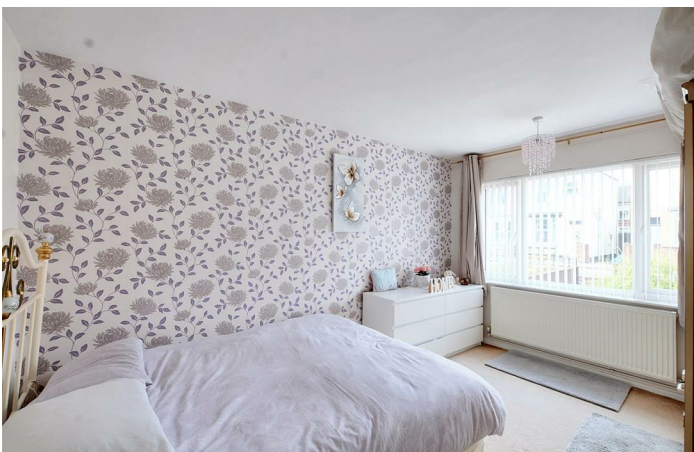


A WELL PRESENTED, TWO BEDROOM SEMI-DETACHED BUNGALOW WITH OFF STREET PARKING, GARAGE AND ENCLOSED REAR GARDEN, BEING SOLD WITH NO ONWARD CHAIN.

Robert Ellis are delighted to bring to the market this well presented, two bedroom semi-detached bungalow. The property is constructed of brick and benefits double glazing and gas central heating throughout and would ideally suit a wide range of buyers. An internal viewing is highly recommended to appreciate the property and location on offer.

In brief, the property comprises an entrance hallway, two bedrooms, family shower room, lounge and kitchen with integrated cooking appliances. To the exterior there is a low maintenance front garden with off street parking and access to the side and to the concrete section garage. To the rear there is an enclosed garden with patio area, turf and flower beds.

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 and healthcare facilities can be found. There are fantastic transport links including nearby bus stops and easy access to major road links such as the M1, A50 and A52 to both Nottingham and Derby with East Midlands Airport and local train stations being just a short drive away.



Entrance Hall

UPVC double glazed front door, laminate flooring, radiator, ceiling light.

Lounge

17'3 x 11'2 approx (5.26m x 3.40m approx)

UPVC double glazed French doors overlooking and leading to the rear garden, laminate flooring, radiator, gas fire, ceiling light.

Kitchen

8'4 x 10'0 approx (2.54m x 3.05m approx)

UPVC double glazed bay window overlooking the rear, UPVC double glazed door leading to the rear garden, UPVC double glazed frosted window overlooking the side, tiled flooring, space for fridge/freezer, space for washing machine, integrated electric oven, gas hob, overhead extractor fan, ceiling light.

Bedroom 1

14'0 x 9'9 approx (4.27m x 2.97m approx)

UPVC double glazed window overlooking the front, carpeted flooring, radiator, ceiling light.

Bedroom 2

11'0 x 9'7 approx (3.35m x 2.92m approx)

UPVC double glazed window overlooking the front, carpeted flooring, radiator, ceiling light.

Shower Room

5'8 x 8'4 approx (1.73m x 2.54m approx)

UPVC double glazed patterned window overlooking the side, tiled flooring, walk in shower, pedestal sink, low flush w.c., radiator, ceiling light.

Outside

To the front of the property there is a low maintenance garden with gates setting the property away from the road and ample off street parking. The driveway leads to the side of the property with access into the concrete section garage supplied with a manual up and over door.

To the rear, there is an enclosed garden with a patio area, turf and mature flower beds.

Directions

Proceed out of Long Eaton along Tamworth Road and Nelson Street can be found as a turning on the left with the property on the left.

7921RS

Council Tax

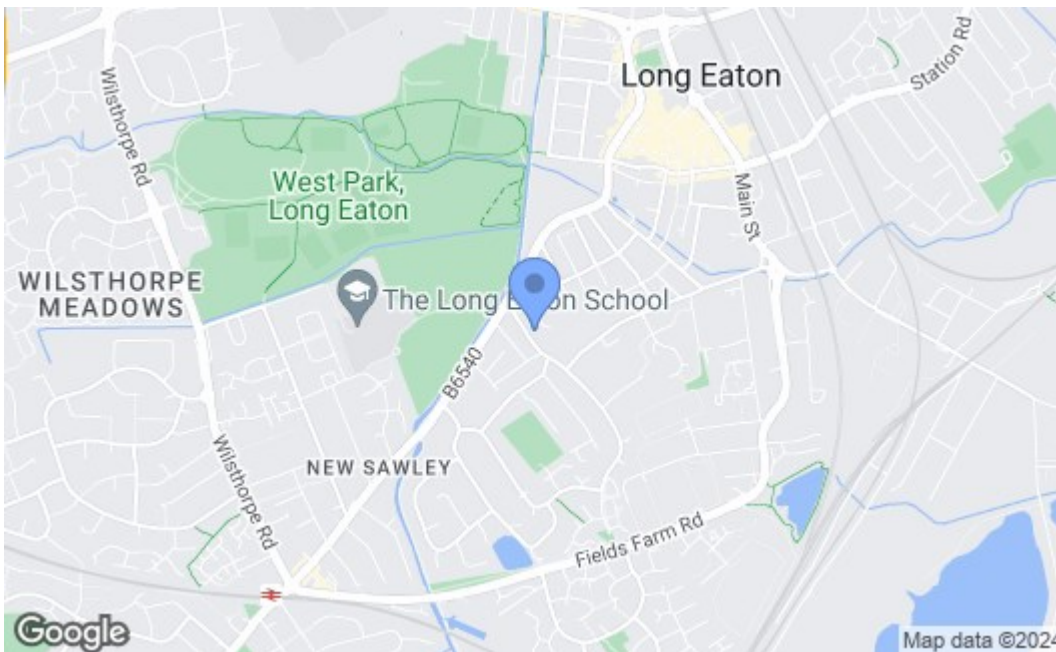
Erewash Borough Council Band B



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		64	
(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.