



Bridge Street,
Long Eaton, Nottingham
NG10 4QT

O/O £145,000 Freehold



A PERFECT STARTER HOME FOR A FIRST TIME BUYER OR BUY TO LET OPPORTUNITY WITH THIS WELL PRESENTED TWO BEDROOM HOME.

Robert Ellis are delighted to bring to the market this two bedroom home situated within Long Eaton that is perfect for a first time buyer or buy to let investor. The property is located just a short distance from Long Eaton town centre in addition to other local shops and amenities. The property offers a small frontage which separates this property from other terraced homes and upon entry, you will not be disappointed. There is a low maintenance rear garden that comes with artificial grass, decking and patio as well as fantastic storage with the brick built shed/outhouse. There are some great features in this house which will not be missed including a glorious sized master bedroom that has a pannelled wall and an attractive three piece bathroom suite.

The property is well presented throughout and you will notice that as soon as you enter the property. The accommodation briefly compromises of a lounge to the front, kitchen diner to the rear and a small utility area to the ground floor. To the first floor the landing leads to the two bedrooms and three piece bathroom suite. Outside there is an enclosed garden to the rear.

The property is within a few minutes walk of the centre of Long Eaton where there are Asda, Tesco, Aldi and Lidl stores and many other retail outlets, pubs and restaurants and the well regarded Clifford Gym, there are local schools for all ages, healthcare and sports facilities which include the West Park Leisure Centre and adjoining playing fields and the transport links include J25 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.



Lounge

12'3 x 11'4 max approx (3.73m x 3.45m max approx)
Double glazed window and door to the front, wooden flooring, radiator, door to:

Kitchen

12'2 x 8'1 approx (3.71m x 2.46m approx)
Double glazed window to the rear, wall and base units with work surfaces over, inset stainless steel sink and drainer, part tiled walls, space for a fridge freezer, integrated electric oven, four ring gas hob with extractor over, stairs to the first floor and opening through to:

Utility Area

Double glazed window to the rear, plumbing for a washing machine.

First Floor Landing

With doors to:

Bedroom 1

11'4 x 12'2 approx (3.45m x 3.71m approx)
Double glazed window to the front, radiator and feature panelled wall.

Bedroom 2

12'1 x 7'11 approx (3.68m x 2.41m approx)
Double glazed window to the rear, radiator and cupboard housing the boiler.

Bathroom

Double glazed window to the rear, pedestal wash hand basin, panelled bath, wall mounted shower, low flush w.c., vinyl flooring.

Outside

Side access leading to the rear garden where there is a patio area, artificial lawn, decking, enclosed with fencing and there is a brick built shed/outhouse ideal for storage.

Directions

Proceed out of Long Eaton along Derby Road and after going over the canal bridge, Bridge Street can be found as a turning on the left hand side.

8008AMCO

Council Tax

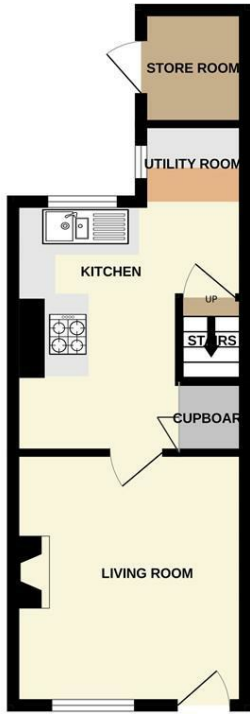
Erewash Borough Council Band A

Additional Information

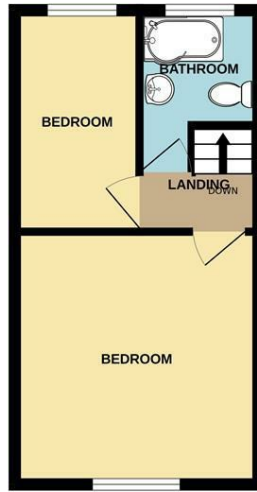
Electricity – Mains supply
Water – Mains supply
Heating – Gas central heating
Septic Tank – No
Broadband – BT, Sky, Virgin
Broadband Speed - Unknown
Phone Signal – Unknown
Sewage – Mains supply
Flood Risk – Low, surface water medium
Flood Defenses – No
Non-Standard Construction – No
Any Legal Restrictions – No
Other Material Issues – No



GROUND FLOOR
304 sq.ft. (28.3 sq.m.) approx.

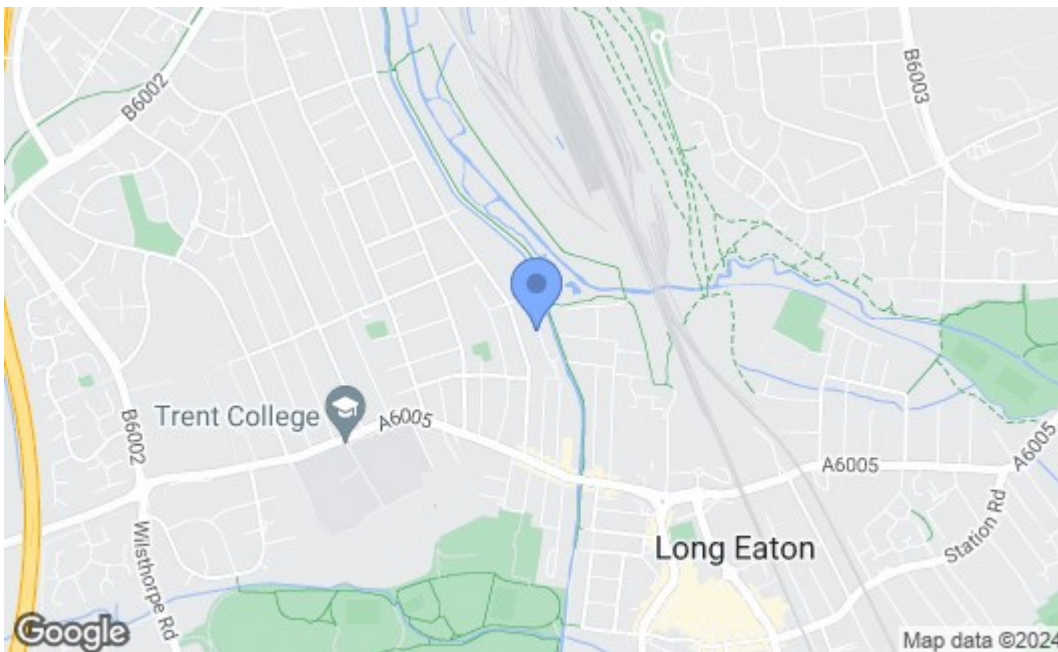


1ST FLOOR
265 sq.ft. (24.6 sq.m.) approx.



TOTAL FLOOR AREA: 569 sq.ft. (52.9 sq.m.) approx.

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 by any prospective purchaser. 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		90
(81-91) B		
(69-80) C	71	
(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 (CO₂) 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

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