



Canal Street,
Long Eaton, Nottingham
NG10 4NL

O/O £160,000 Freehold



A WELL PRESENTED TWO DOUBLE BEDROOM MID TERRACE PROPERTY.

Robert Ellis are extremely pleased to bring to the market this well presented and refurbished TWO DOUBLE BEDROOM mid terrace property deriving the benefit of modern conveniences such as re-fitted GAS CENTRAL HEATING and DOUBLE GLAZING and with an EN-SUITE to the master bedroom. The property is extremely well placed for easy access to the local amenities and facilities provided by Long Eaton town centre along with shops, parks and schooling.

The property is ideal for the first time buyer or an investor looking for something that would be easy to rent, selling with the benefit of NO UPWARD CHAIN. In brief the accommodation comprises entrance lobby, living room, dining room, re-fitted kitchen and to the first floor there are two double bedrooms, en-suite to the master and large family bathroom. With a low maintenance garden and pathway to the front and enclosed garden to the rear.

As previously mentioned the property is well placed for all the amenities and facilities provided by Long Eaton and the surrounding area which include the Asda and Tesco superstores along with numerous other retail outlets found along the high street, there are health care and sports facilities, schools for all ages and the excellent transport links include J25 of the M1, Long Eaton train station, East Midlands Airport and the A52 to Nottingham, Derby and other East Midlands towns and cities.



Entrance Lobby

With a UPVC double glazed door to the side, ceiling light point, understairs cupboard providing useful additional storage space with shelving, power points, electrical consumer unit and meters. Internal panelled doors to;

Living Room

13'6 x 11'11 approx (4.11m x 3.63m approx)
UPVC double glazed sectional bay window to the front and additional double glazed window to the side, ceiling light point, wall mounted radiator and TV point.

Dining Room

12' x 11'9 approx (3.66m x 3.58m approx)
UPVC double glazed window to the rear, ceiling light point, wall mounted double radiator, stairs to the first floor and internal panelled door to:

Kitchen

8'6 x 6'4 approx (2.59m x 1.93m approx)
With a range of matching wall and base units incorporating roll edged laminate work surface above, integral oven with four ring gas hob over and stainless steel extractor hood above, tiled splashbacks, tiling to the floor, stainless steel sink with mixer tap, UPVC double glazed window to the rear and glazed door to the rear garden, wall mounted radiator, recessed spotlights to the ceiling, space and point for fridge freezer, integral washing machine, gas meter housed in cupboard with wall mounted 'Glow Worm' gas central heating combination boiler.

First Floor Landing

UPVC double glazed window to the side, loft access hatch, ceiling light point, hard wired smoke alarm and panelled doors to:

Bedroom 1

11'10 x 11'2 approx (3.61m x 3.40m approx)
UPVC double glazed window to the front, wall mounted double radiator, ceiling light point, picture rail and internal panelled door to:

En-Suite Shower Room

Walk-in shower enclosure with electric 'Triton' shower above, tiled splashbacks, pedestal wash hand basin, low flush w.c., UPVC double glazed window to the side, wall mounted radiator, spotlights to the ceiling and Velux roof light providing additional natural day light.

Bedroom 2

12'4 x 12'1 approx (3.76m x 3.68m approx)
UPVC double glazed window to the rear, wall mounted radiator, ceiling light point, built-in cupboard over the stairs providing useful additional storage space.

Bathroom

11'2 x 10'1 approx (3.40m x 3.07m approx)
This larger than average family bathroom benefits from having a re-fitted white three piece suite comprising panelled bath with electric 'Triton' shower above, pedestal wash hand basin and low flush w.c., tiled splashbacks, UPVC double glazed window to the rear, recessed spotlights to the ceiling, wall mounted double radiator and built-in extractor vent.

Outside

To the front of the property there are flower beds with roses, fencing to the boundary, gated access with pathway leading to the side entrance door with secure gated access to the rear. To the rear there is an enclosed garden with secure gated access, paved patio area, brick built store, garden shed, greenhouse and fencing to the boundary.

Directions

Proceed out of Long Eaton along Derby Road and turn right into College Street. Continue for some distance and turn right into Canal Street where the property can be found on the right as identified by our 'for sale' board.
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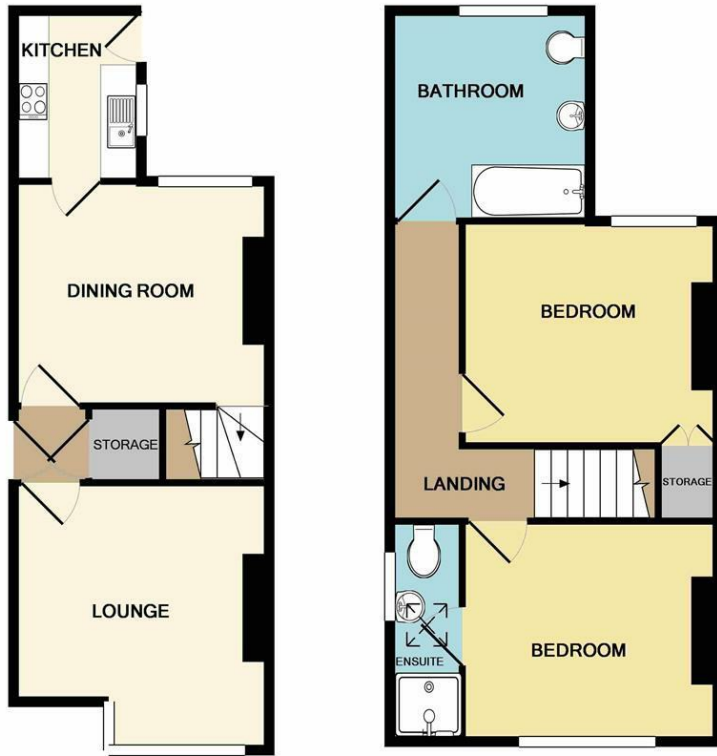
Council Tax

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 - Standard mbps, Superfast mbps, Ultrafast 1000mbps
Phone Signal – EE, Three, 02, Vodafone
Sewage – Mains supply
Flood Risk – No, surface water very low
Flood Defenses – No
Non-Standard Construction – No
Any Legal Restrictions – No
Other Material Issues – No

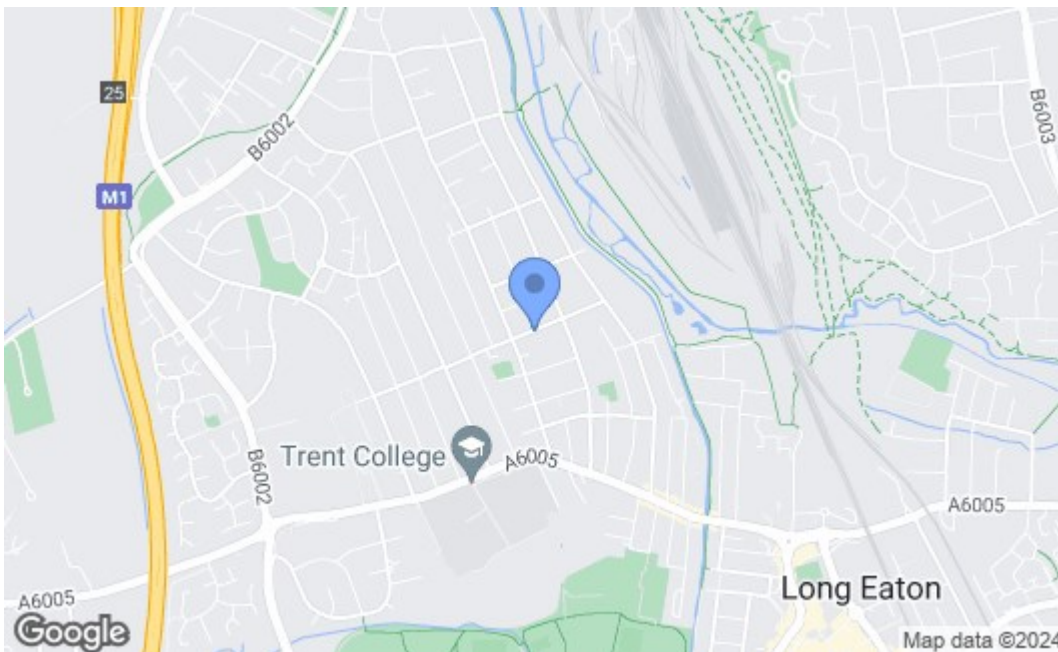




GROUND FLOOR

1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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			84
(81-91) B			
(69-80) C			
(55-68) D		60	
(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
(81-91) B			
(69-80) C			
(55-68) D		54	
(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.