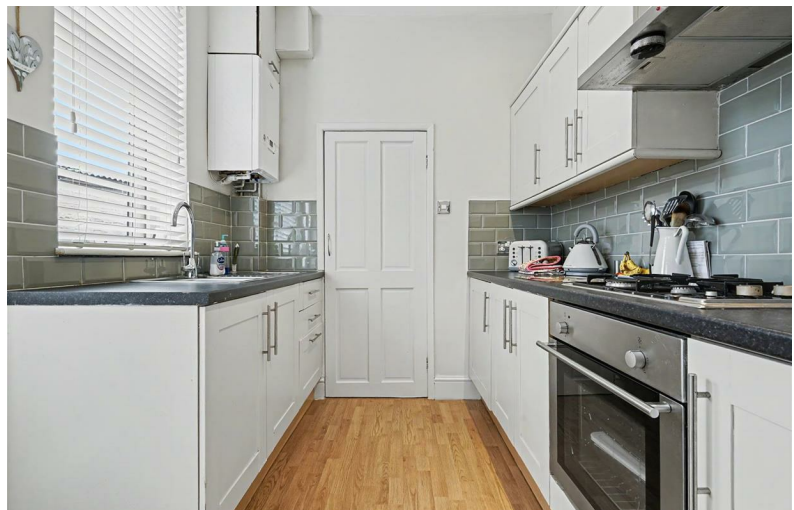




Wellington Street,
Long Eaton, Nottingham
NG10 4JN

Price Guide £190-200,000
Freehold



A TWO BEDROOM END TERRACE PROPERTY SITUATED ON WELLINGTON STREET, OFFERING AMPLE LIVING SPACE AND A COSY ACCOMODATION!

Robert Ellis are pleased to bring to the market this attractive end terrace home which would make an ideal purchase for a first time buyer. The property benefits from two reception rooms, along with well proportioned accommodation throughout. The accommodation comprises a lounge, dining room, kitchen and two bedrooms along with a bathroom, providing a practical layout for everyday living.

Externally, the property enjoys an enclosed rear garden, offering excellent outdoor space . There is also potential to create off road parking to the front. Situated on Wellington Street, the property is conveniently located for local shops, amenities and transport links. An internal viewing is highly recommended to fully appreciate the potential and position this home has to offer.

The property is within easy reach of Long Eaton town centre where there are Asda, Tesco, Aldi and Lidl stores as well as many other retail outlets, of required there are excellent schools for all ages within easy reach of the house, healthcare and sports facilities which includes the West Park Leisure Centre and adjoining playing fields and the excellent 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.



Living Room

12' x 11' approx (3.66m x 3.35m approx)

Composite panelled front door with obscure glazed panel above, double glazed window to the front, laminate flooring, ceiling light, feature fireplace.

Dining Room

12' x 11'8 approx (3.66m x 3.56m approx)

Double glazed window, laminate flooring, ceiling light, radiator.

Kitchen

7' x 8'9 approx (2.13m x 2.67m approx)

Laminate flooring, four ring gas hob with extractor fan over, integrated oven, radiator, recessed lighting, double glazed window with blinds, Shaker style wall, drawer and base units, tiled walls, 1½ bowl stainless steel sink.

Utility Room

Obscure glazed window to the rear, space for an American style fridge freezer, ceiling light, laminate flooring, spaces for a washing machine and tumble dryer.

Cloaks/w.c.

Obscure window, radiator, low flush w.c., ceiling light.

First Floor Landing

Carpeted flooring, recessed lights, oak doors to:

Bedroom 1

12'1 x 11'3 approx (3.68m x 3.43m approx)

Double glazed window to the front, carpeted flooring, ceiling light.

Bedroom 2

11'5 x 9'1 approx (3.48m x 2.77m approx)

Double glazed window to the rear, carpeted flooring, radiator, ceiling light, storage cupboard.

Bathroom

Tiled floor, ceiling light, extractor fan, radiator, bath with tiled splashbacks and shower over having a rainwater shower head and hand held shower, low flush w.c., storage cupboard, obscure double glazed window to the rear.

Outside

To the front there is off road parking for one vehicle.

To the rear of the property there is a low maintenance garden having a paved patio, lawned area, side access for bins.

Directions

Proceed out of Long Eaton along Derby Road and after going over the canal bridge take the sixth turning on the right hand side and the property can be found some way down.

9527JM

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 8bps Superfast 47mbps

Ultrafast 1800mbps

Phone Signal – 02, Three, EE, Vodafone

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

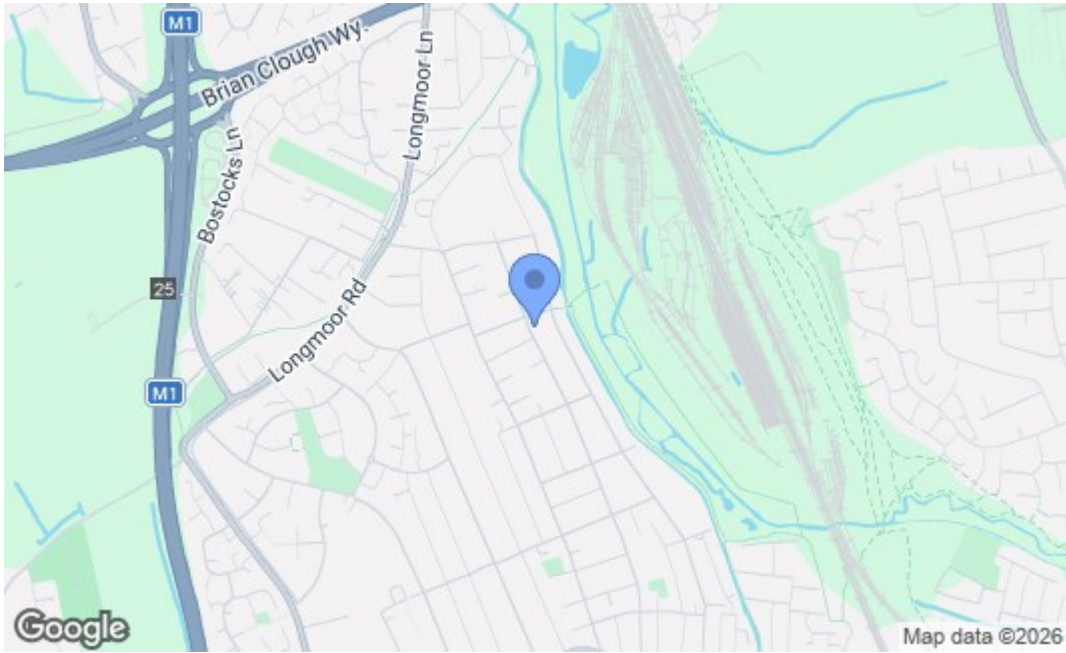
Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	79
(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.