Robert Ellis

look no further...







Canal Street,
Long Eaton, Nottingham
NG10 4NL

£130,000 Freehold

0115 946 1818

/robertellisestateagent @robertellisea



ARE YOU LOOKING FOR YOUR NEXT INVESTMENT PROPERTY?

The location of this property offers excellent convenience to all amenities that Long Eaton offers and will appeal to property investors looking for their next purchase. The entrance door opens into the living room with a window to the front elevation and door leading to the breakfast kitchen with door opening to the rear garden.

The inner hallway has stairs rising top the first floor and door to the ground floor bathroom. The bathroom has a white three piece suite. The first floor landing provides access to the two double bedrooms. There is a small garden to the front and access to the rear garden which is fully enclosed.

The property is well placed for all the amenities and facilities provided by Long Eaton and the surrounding area which include the Asda, Tesco, Lidl and Aldi stores and numerous other retail outlets found along the high street, there are healthcare and sports facilities, schools for all ages and excellent transport links such as J25 of the M1, Long Eaton train station, East Midlands Airport and the A52 providing direct access to Nottingham, Derby and other East Midlands towns and cities.





Living Room
11'4" x 11'11" approx (3.46m x 3.64m approx)
UPVC double glazed window and UPVC panel and double glazed door to the front, picture rail, storage cupboard and shelving, grey wood effect laminate flooring, radiator, chimney recess with built-in storage cupboard housing the electric consumer unit, door to:

Breakfast Kitchen
8'11" x 11'5" approx (2.73m x 3.5m approx)
UPVC double glazed window and UPVC panel and double glazed door to the rear, wall, base and drawer units with laminate work surface over, tiled splashback, stainless steel sink and drainer, plumbing and space for a washing machine, space for a free standing gas cooker with splashback and extractor over, breakfast bar area, radiator, laminate flooring, understairs storage cupboard.

Lobby
Stairs to the first floor, door to:

Bathroom
5'1" x 6'0" approx (1.55m x 1.84m approx)
Obscure UPVC double glazed window to the side, three piece white suite comprising of a bath with mains fed shower over and tiled splashback, low flush w.c., pedestal wash hand basin with tiled splashback, radiator, vinyl flooring.

First Floor Landing
Loft access hatch and doors to:

Bedroom 1
11'11" x 11'4" approx (3.65m x 3.47m approx)
UPVC double glazed window to the front, radiator.

Bedroom 2
8'11" x 11'5" approx (2.73m x 3.5m approx)
UPVC double glazed window to the rear, radiator, storage cupboard over the stairs.

Outisde
There is a small garden to the front with a wooden fence to the boundary and access to the rear through a gate.

The rear garden is south-east facing and has artificial grass, wooden fence to the boundary.

Directions
Proceed out of Long Eaton along Derby Road and turn right into Wellington Street. Canal Street can be found as the fourth turning on the left hand side and the property identified by our for sale board.
9602MH

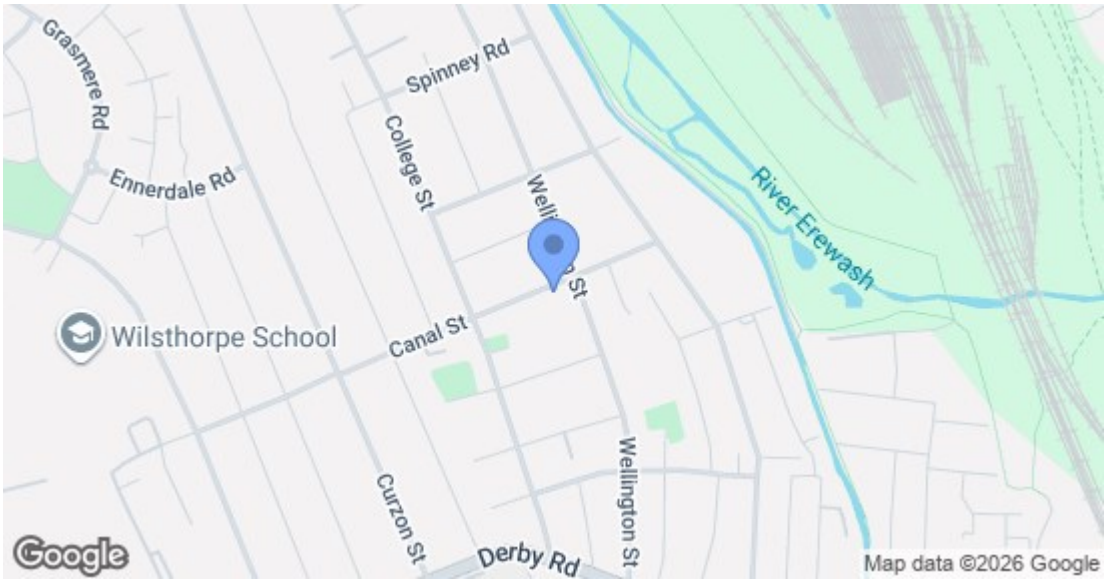
Council Tax
Erewash Borough Council Band A

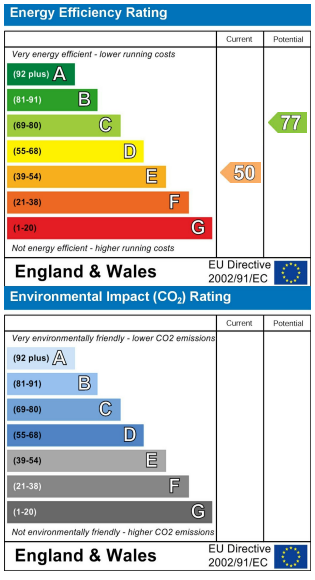
Additional Information
Electricity – Mains supply
Water – Mains supply
Heating – Gas central heating
Septic Tank – No
Broadband – BT, Sky, Virgin
Broadband Speed - Standard 13mbps Superfast 74mbps Ultrafast 1800mbps
Phone Signal – EE, Three, 02, Vodafone
Sewage – Mains supply
Flood Risk – No flooding in the past 5 years
Flood Defenses – No
Non-Standard Construction – No
Any Legal Restrictions – No
Other Material Issues – No











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.

5 Derby Road, Long Eaton, Nottingham, Nottinghamshire, NG10 1LU
longeaton@robertellis.co.uk
0115 946 1818