Robert Ellis

look no further. . .







Ennerdale Road,
Long Eaton, Nottingham
NG10 4EA

£200,000 Freehold

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THIS IS AN ATTRACTIVE LOOKING TWO BEDROOM THAT WOULD APPEAL TO FIRST TIME BUYERS OR DOWN SIZERS.

The entrance hallway has stairs rising to the first floor and door access to the cloakroom, kitchen and lounge diner. The kitchen is a good size with integral appliances and window overlooking the front elevation. The lounge diner is a good size with double glazed door accessing the rear garden. The first floor landing provides access to the two double sized bedrooms and bathroom, The garden to the rear is fully enclosed with gate access to the front. there is a driveway to the front providing off road parking for one vehicle.

Located in the popular residential town of Long Eaton, close to a wide range of local schools, shops and parks. The property is within walking distance to Long Eaton town centre where further shops, supermarkets and healthcare facilities can be found. There are fantastic transport links nearby such as the M1, A50 and A52 to both Nottingham and Derby with East Midlands Airport and Long Eaton train station being just a short drive away.





Porch
Open storm porch with a composite entrance door with UPVC double glazed light panels within opening into:

Entrance Hallway
Having stairs to the first floor, wood effect laminate flooring, doors to the kitchen, cloaks and lounge/diner.

Cloaks/w.c.
4'6" x 3'11" approx (1.39m x 1.20m approx)
Obscure UPVC double glazed window to the front, two piece white suite comprising of a low flush w.c., pedestal wash hand basin with tiled splashbacks, radiator, wall mounted extractor fan, vinyl flooring.

Kitchen
5'4" x 9'10" approx (1.65m x 3.02m approx)
UPVC double glazed window to the front, Shaker style wall, base and drawer units with laminate work surface over and matching upstand, stainless steel sink and drainer with chrome mixer tap, integrated single electric oven, electric hob with stainless steel splashback and stainless steel extractor over, space for a tall fridge freezer, plumbing for a washing machine and vinyl flooring.

Lounge/Diner
14'8" x 14'10" max approx (4.49m x 4.54m max approx)
UPVC double glazed window to the rear, UPVC panel and double glazed door to the rear, continuation of the wood effect laminate flooring, two radiators, understairs storage cupboard with power and light.

First Floor Landing
Loft access hatch, radiator, airing cupboard housing the hot water cylinder and doors to:

Bedroom 1
11'5" x 10'11" to 14'10" approx (3.5m x 3.35m to 4.54m approx)
Two UPVC double glazed windows to the rear, radiator.

Bedroom 2
13'1" x 8'4" approx (3.99m x 2.56m approx)
UPVC double glazed window to the front, radiator.

Bathroom
6'11" x 6'0" approx (2.13m x 1.85m approx)
Obscure UPVC double glazed window to the front, three piece white suite comprising of a low flush w.c., pedestal wash hand basin with tiled splashback, bath with electric shower over, tiled splashback, extractor fan, radiator and vinyl flooring.

Outside
To the front of the property there is a light and off road parking.

To the rear there is a paved patio seating area, majority laid to lawn garden, timber storage shed, fencing to the boundaries and a gate to the front.

Directions
Proceed out of Long Eaton along Derby Road and turn right onto Douglas Road. Continue to the end and turn left onto Ennerdale Road where the property can be found on the right as identified by our for sale board.
9638CO

Council Tax
Erewash Borough Council Band A

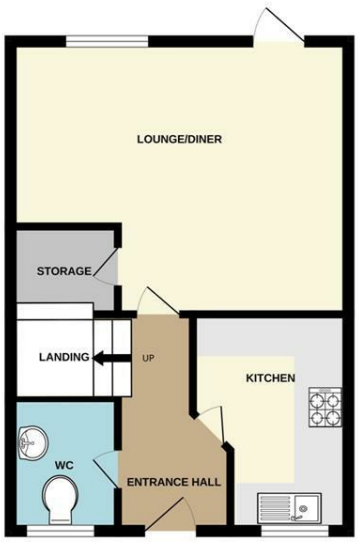
Additional Information
Electricity – Mains supply
Water – Mains supply
Heating – Air source heat pump
Septic Tank – No
Broadband – BT, Sky, Virgin
Broadband Speed - Standard 8mbps Superfast 32mbps Ultrafast 1800mbps
Phone Signal – EE, 02, Three, Vodafone
Sewage – Mains supply
Flood Risk – No flooding in the past 5 years
Flood Defenses – No
Non-Standard Construction – No
Any Legal Restrictions – No
Other Material Issues – No



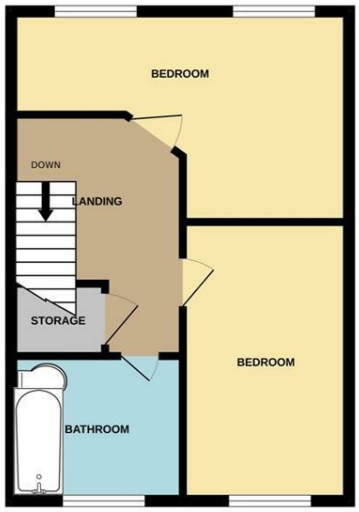


Robert Ellis
ESTATE AGENTS

GROUND FLOOR



1ST FLOOR



1C ENNERDALE ROAD

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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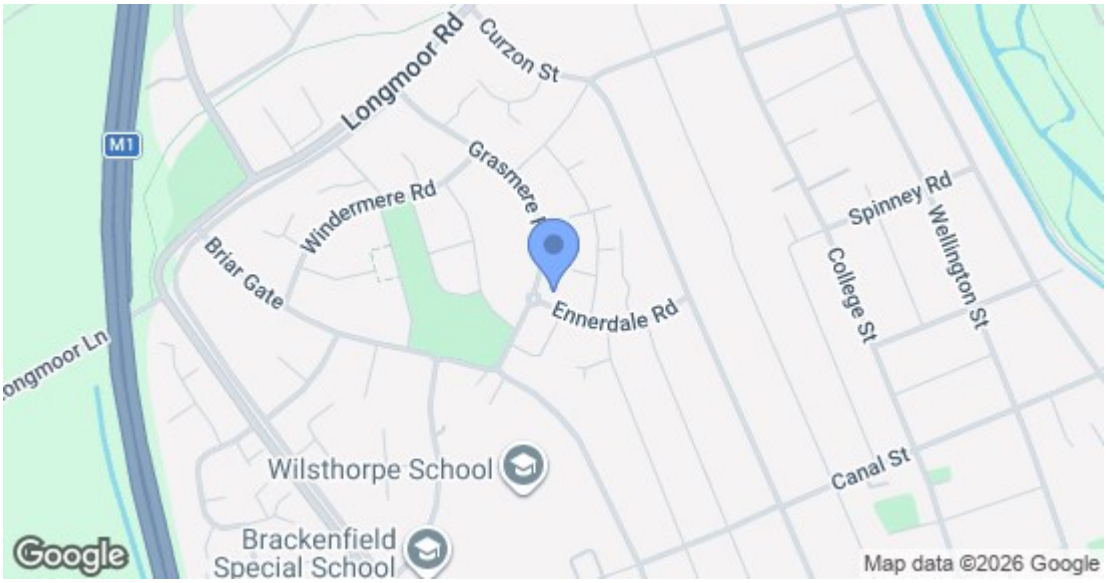

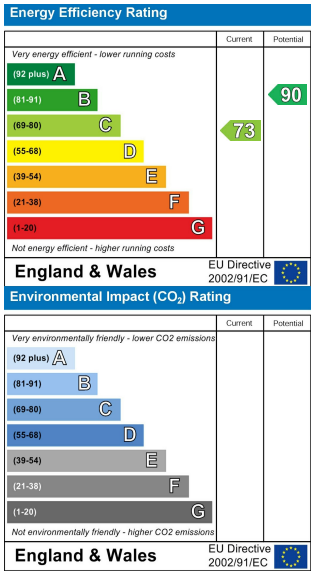

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.