Robert Ellis

look no further...







William Street,
Long Eaton, Nottingham
NG10 4GB

£170,000 Freehold

0115 946 1818

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A TWO BEDROOM TERRACED HOME SITUATED ON WILLIAM STREET, OFFERING A LOUNGE, KITCHEN/BREAKFAST ROOM, A LOVELY REAR GARDEN AND THE BENEFIT OF NO ONWARD CHAIN.

Robert Ellis are pleased to bring to the market this two bedroom terraced property, situated within a popular residential location on William Street. Offering practical accommodation throughout, the property would make an ideal purchase for first time buyers, those looking to downsize or buy-to-let investors.

The ground floor accommodation comprises a lounge, providing a comfortable living space, together with a kitchen/breakfast room offering space for cooking and informal dining. The layout provides a practical arrangement for everyday living. To the first floor are two bedrooms and an upstairs bathroom, providing suitable accommodation for couples, small families or those looking for a manageable home. The property benefits from double glazing and gas central heating, helping to provide comfort and practicality throughout. Externally, the property boasts a lovely rear garden, offering a pleasant outdoor space for relaxing, gardening and entertaining during the warmer months.

Located in the popular residential town of Long Eaton and within walking distance to the town centre where shops, supermarkets and healthcare facilities can be found. There are fantastic nearby transport links including bus stops and easy access to major roads such as the A50, M1 and A52 to both Nottingham and Derby with East Midlands Airport and Long Eaton train station being just a short drive away.





Lounge
10'11 x 12'3 approx (3.33m x 3.73m approx)
Double glazed door and window to the front, radiator, laminate flooring, door to:

Kitchen
10'11 x 14'2 approx (3.33m x 4.32m approx)
Double glazed window to the rear, radiator, double glazed door to the rear, pantry, wall and base units with work surfaces over, four ring electric hob, inset stainless steel sink and drainer, plumbing for a washing machine and stairs to the first floor.

First Floor Landing
Loft access hatch and doors to:

Bedroom 1
10'11 x 15' approx (3.33m x 4.57m approx)
Double glazed window to the front, fitted wardrobes, radiator.

Bedroom 2
9'3 x 8'4 approx (2.82m x 2.54m approx)
Double glazed window to the rear, radiator, built-in storage cupboard and cupboard housing the boiler.

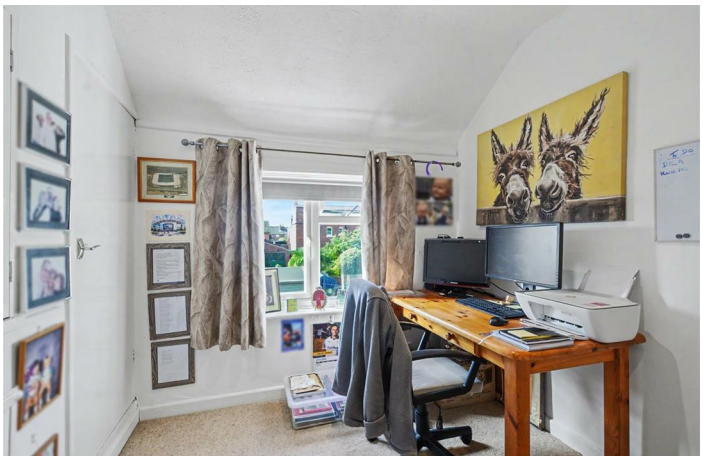
Bathroom
Double glazed window to the front, laminate flooring, panelled bath with shower over, low flush w.c., pedestal wash hand basin.

Outside
The rear garden is enclosed with panelled fencing, patio area, lawned garden, outhouse and space for a wooden shed.

Directions
9600CO

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 80mbps 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



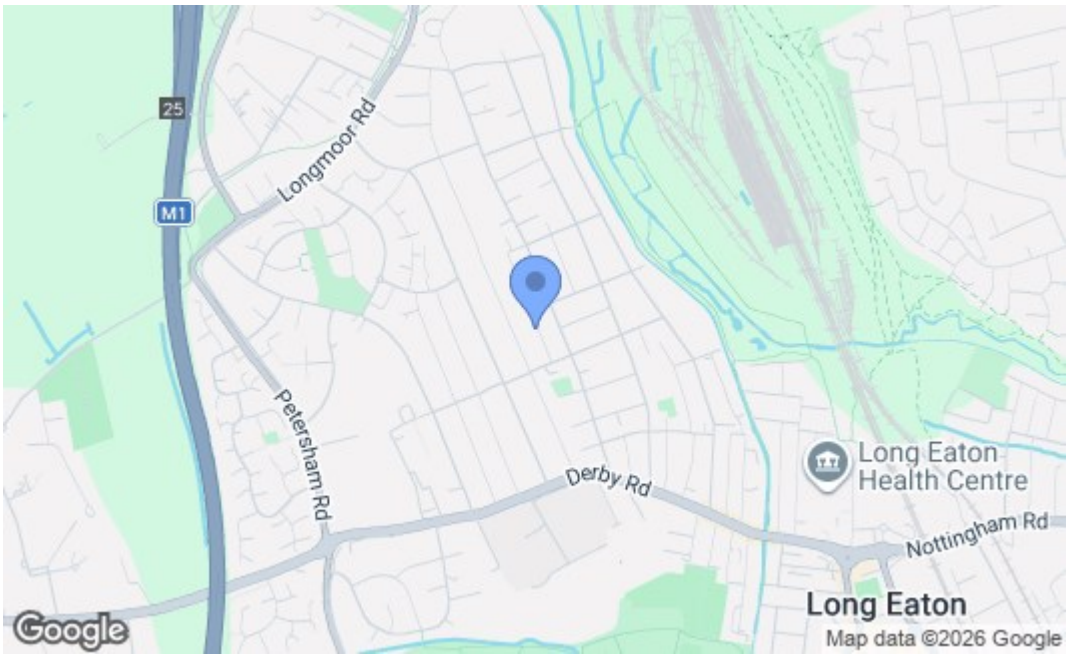


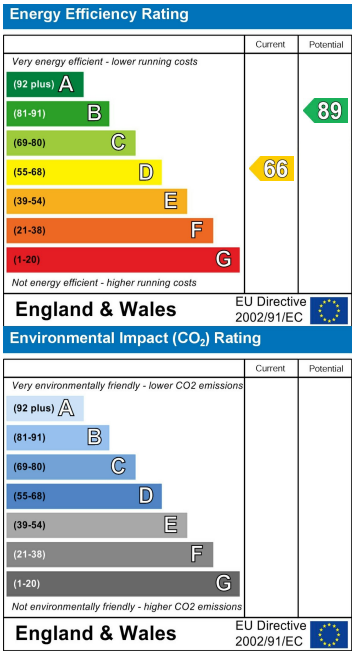












These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

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