Robert Ellis

look no further...







Howard Close,
Long Eaton, Nottingham
NG10 1NG

£189,950 Freehold



THIS IS A TASTEFULLY DECORATED TWO BEDROOM PROPERTY WHICH IS SIUTATED IN A QUIET RESIDENTIAL AREA WITHIN MINUTES WALKING DISTANCE OF LONG EATON TOWN CENTRE.

Being situated on Howard Close which is a quiet road just a few minutes walking distance of Long Eaton town centre, this lovely home is being sold with the benefit of NO UPWARD CHAIN and is ready for a new owner to move into. The property has been recently re-decorated throughout and has a new kitchen installed and also has had new carpets fitted to the stairs, first floor landing and bedrooms. For the size and layout of the accommodation and for the full extent of the external areas to be appreciated, we recommend interested parties take a full inspection so they can see all that is included in this lovely home for themselves.

The property has an attractive facia brick to the external elevations under a pitched tiled roof and the well proportioned accommodation derives the benefits of having electric heating and double glazing throughout. The light and airy accommodation includes a reception hall, from which stairs lead to the first floor and a door takes you into the main lounge and at the rear of the house there is the re-fitted dining kitchen which has grey Shaker style units, integrated cooking appliances and sliding glazed doors leading out to the rear garden. To the first floor the landing leads to the two good size bedrooms and bathroom which has a shower over the bath. Outside there is a lawned garden area at the front and this extends down the left hand side of the house where there is also off road parking provided and at the rear of the property there is a good size garden which has fencing to the boundaries and there is a large shed positioned at the bottom of the garden which will remain when the property is sold.

The property is only a few minutes walk away from Long Eaton town centre where there are Asda, Tesco, Lidl and Aldi stores as well as many other retail outlets, there are schools for all ages within walking distance of the property, healthcare and sports facilities including West Park Leisure Centre and adjoining playing fields and the excellent transport links include junctions 24 and 25 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.





Porch
Open porch with a pitched tiled roof, outside tap next to the opaque glazed front door which leads into:

Reception Hall
Stairs with a hand rail and new carpeted flooring leading to the first floor, built-in shelved storage cupboard where the electric consumer unit and electric meter are housed and laminate flooring which extends through into:

Lounge
16'7 x 12'7 to 9'7 approx (5.05m x 3.84m to 2.92m approx)
The lounge has a double glazed window to the front, laminate flooring, a dado rail to the walls, two wall mounted electric heaters and a door to:

Dining Kitchen
12'7 x 8'9 approx (3.84m x 2.67m approx)
The dining kitchen has recently been re-fitted and has light grey Shaker style units and includes a 1½ bowl sink with a stainless steel sink and four ring hob set in a work surface which extends to three sides and has cupboards, drawers, an oven and space for a washing machine below, matching eye level wall cupboards, hood and stainless steel back plate to the walls, tiling to the walls by the work surface areas, double glazed window to the rear and in the dining area there are double glazed sliding patio doors to the rear garden, tiled flooring and a wall mounted electric heater.

First Floor Landing
The new carpet extends from the stairs onto the landing, there is a floor mounted electric storage heater, hatch to the loft and a built-in shelved airing/storage cupboard where the hot water tank is housed.

Bedroom 1
13' x 9'7 approx (3.96m x 2.92m approx)
The main bedroom has a double glazed window to the front, a wall mounted electric heater, recessed lighting to the ceiling, new carpeted flooring and there is a large built-in wardrobe having a shelf, hanging/storage space and sliding doors.

Bedroom 2
Having a double glazed window to the rear, a wall mounted electric heater and new carpeted flooring.

Bathroom
The bathroom has a white suite including a panelled bath with an electric Triton shower over, a low flush w.c., pedestal wash hand basin with a mirror to the wall above, tiling to the wall by the bath, w.c. and sink areas, an opaque double glazed window, a wall mounted electric chrome ladder towel radiator and a wall mounted electric Dimplex heater, recessed lighting and an extractor fan (not tested) to the ceiling.

Outside
At the front of the property there is a lawned area which extends down the left hand side of the house, there is a slabbed path leading to the front door, an outside tap, the garden at the side could be further utilised by the property, there is a car standing area at the side and there is a gate from the side leading into the rear garden.

At the rear there is a slabbed patio leading onto a lawned garden with a path leading to a large shed at the bottom of the garden, there is fencing to the three boundaries with a gate leading out to the side of the house which is where you would park a car, there is an outside tap at the rear of the house and an external security light.

Directions
Proceed out of Long Eaton along Derby Road and take the first turning on the right hand side onto Cranmer Street, right onto Olive Avenue, right again onto Tudor Close and left onto Howard Close where the property is situated on the left hand side as identified by our for sale board.
9644MP

Agents Notes
There are AI generated photos on this property.

Council Tax
Erewash Borough Council Band A

Additional Information
Electricity – Mains supply
Water – Mains supply
Heating – Electric
Septic Tank – No
Broadband – BT, Sky, Virgin
Broadband Speed - Standard 16mbps Superfast 51mbps 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
343 sq.ft. (31.8 sq.m.) approx.

1ST FLOOR
331 sq.ft. (30.8 sq.m.) approx.



33 HOWARD CLOSE

TOTAL FLOOR AREA : 674 sq.ft. (62.6 sq.m.) approx.

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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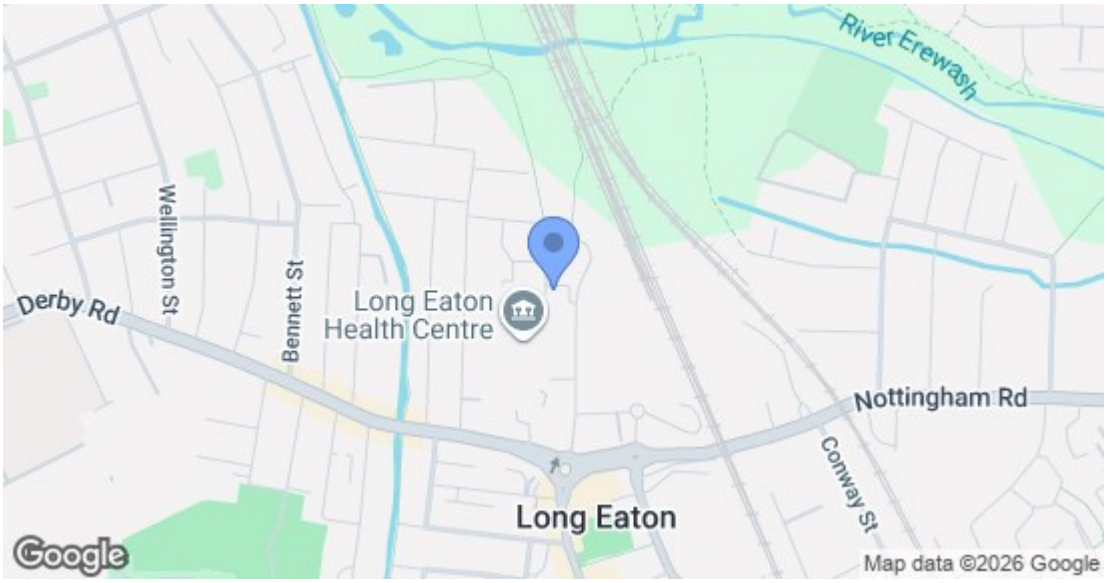

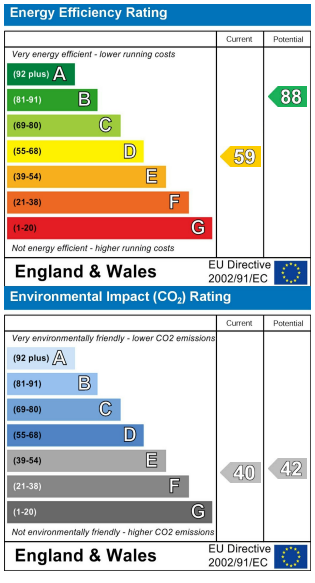

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

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