Robert Ellis

look no further...

Sheldon Close,
Long Eaton, Nottingham
NG10 4GH

Price Guide £200-210,000

Freehold

0115 946 1818

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A THREE BEDROOM MID TOWN HOUSE SITUATED IN A QUIET CUL-DE-SAC, OFFERED TO THE MARKET WITH NO ONWARD CHAIN AND IDEAL FOR A FIRST TIME BUYER.

Robert Ellis are pleased to bring to the market this well presented mid town house which offers practical and well proportioned accommodation throughout. The property benefits from a fitted kitchen with integrated oven and dishwasher, along with a comfortable living space that opens through to a conservatory, providing additional living or dining space. To the first floor are three bedrooms and a family bathroom. Externally, the property benefits from a garage and a private rear garden, offering a pleasant outdoor space.

Being offered to the market with no onward chain and positioned within a quiet cul-de-sac, this property represents an excellent opportunity for a first time buyer or investor. An internal viewing is highly recommended to fully appreciate the accommodation on offer.

At hand there are a number of local amenities and facilities including the Asda, Tesco, Lidl and Aldi stores along with numerous other retail outlets found in Long Eaton town centre, schools with good reputations for all ages, healthcare and sports facilities including West Park Leisure Centre and the excellent transport links include J25 of the M1, stations at Long Eaton and East Midlands Parkway, East Midlands Airport and the A52 to Nottingham and Derby.

Entrance Hall
Double glazed door to the front, stairs to the first floor, storage cupboard, radiator and door to:

Lounge
12'6 x 12'4 approx (3.81m x 3.76m approx)
Double glazed window to the front, coving, dado rail, radiator, gas fire with hearth and mantle and open to:

Dining Room
8'4 x 11'6 approx (2.54m x 3.51m approx)
Coving, sliding doors to the conservatory, radiator and door to kitchen.

Conservatory
7'5 x 7'7 approx (2.26m x 2.31m approx)
Tiled floor and patio doors to the rear garden.

Kitchen
7'3 x 11'6 approx (2.21m x 3.51m approx)
Double glazed door to the rear, matching wall and base units with work surfaces over, inset stainless steel sink and drainer, integrated electric oven, four ring gas burner, space for a fridge freezer and integrated dishwasher.

First Floor Landing
Loft access, doors to:

Bedroom 1
9' x 11'10 approx (2.74m x 3.61m approx)
Double glazed window to the rear, radiator.

Bedroom 2
8'5 x 11'7 approx (2.57m x 3.53m approx)
Double glazed window to the front, radiator.

Bedroom 3
6'8 x 8'10 approx (2.03m x 2.69m approx)
Double glazed window to the front, radiator, laminate flooring.

Bathroom
Double glazed window to the rear, radiator, panelled bath with mains flow shower over, tiled floor, part tiled walls and low flush w.c.

Outside
To the front of the property there is a lawned garden.

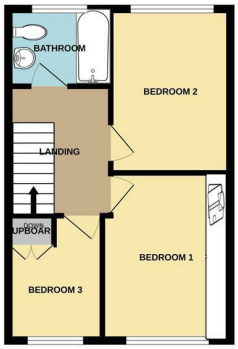
The rear garden is enclosed with panelled fencing and laid mainly to lawn.

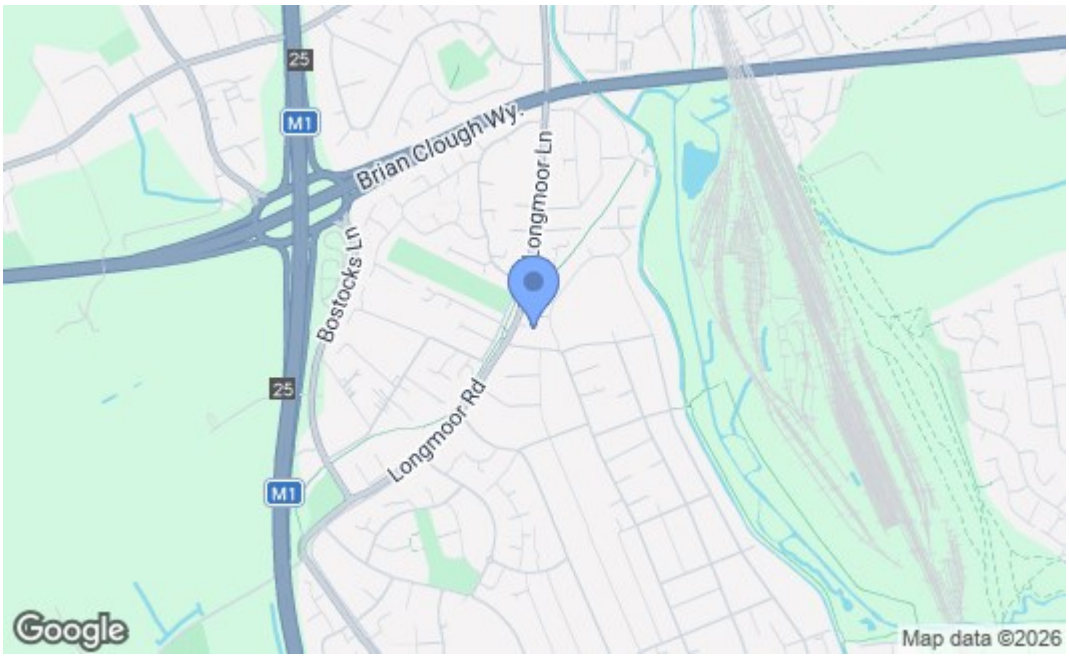
Garage
Found in a block with an up and over door.

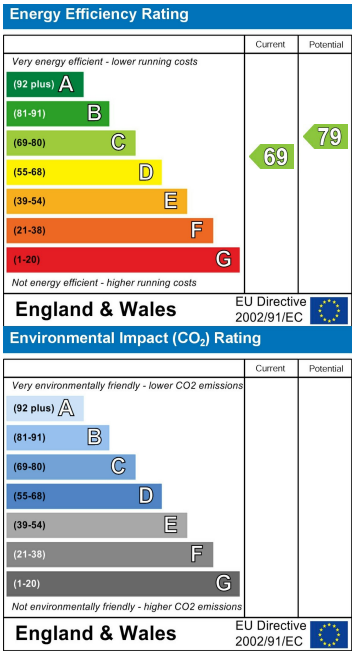
Directions
Proceed out of Long Eaton along Derby Road and at the church turn right into College Street. Continue to the end of the road and turn right at the roundabout onto Longmoor Road and turn immediately right into Sheldon Close.
9265CO

Council Tax
Erewash Borough Council Band B

Additional Information
Electricity – Mains supply
Water – Mains supply
Heating – Gas central heating
Septic Tank – No
Broadband – BT, Sky, Virgin
Broadband Speed - Standard 8mbps Superfast 52mbps Ultrafast 1800mbps
Phone Signal – EE, Vodafone, 02, Three
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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