Robert Ellis

look no further...

Nathaniel Road,
Long Eaton, Nottingham
NG10 1GB

O/I/R £164,950 Freehold

A WELL PRESENTED, TWO DOUBLE BEDROOM MID-TERRACED PROPERTY WITHIN WALKING DISTANCE TO LONG EATON TOWN CENTRE, PERFECT FOR FIRST TIME BUYERS AND INVESTORS ALIKE.

Robert Ellis are excited to bring to the market for purchase, this spacious and well presented two double bedroom mid-terraced property that would be perfect for first time buyers and investors alike. The property is constructed of brick and benefits double glazing and gas central heating throughout with a generous rear garden and within walking distance to Long Eaton town centre. An internal viewing is highly recommended to appreciate the property and location on offer.

In brief, the property comprises, a lounge, dining room/kitchen with integrated cooking appliances and the newly fitted three piece family bathroom suite. To the first floor, the landing leads to two double bedrooms. To the exterior, there is a large and enclosed rear garden with patio areas, turf and wooden storage shed with a power supply.

Located in the popular residential town of Long Eaton and within walking distance to the town centre, close to a wide range of local schools, shops, parks, supermarkets and healthcare facilities. There are also fantastic transport links including nearby bus stops and easy access to major road links such as the M1, A50 and A52 to both Nottingham and Derby with Long Eaton train station and East Midlands Airport just a short drive away.

Lounge
11'2 x 10'7 approx (3.40m x 3.23m approx)
Composite front door, UPVC double glazed window overlooking the front, laminate flooring, radiator, electric fire, ceiling light.

Dining Room
10'6 x 11'2 approx (3.20m x 3.40m approx)
UPVC double glazed patterned window leading to the rear garden, laminate flooring, under stairs storage cupboard, radiator, feature fireplace with exposed brick halve, ceiling light.

Kitchen
7'1 x 5'8 approx (2.16m x 1.73m approx)
UPVC double glazed window overlooking the side, tiled flooring, wall and base units with worksurfaces over, inset sink and drainer, integrated electric oven, integrated electric hob and overhead extractor fan, space for a washing machine, space for fridge/freezer, ceiling light.

Family Bathroom
5'9 x 6'5 approx (1.75m x 1.96m approx)
UPVC double glazed patterned window overlooking the side, tiled flooring, low flush w.c., top mounted sink, bath with rainfall shower over the bath, spotlights.

First Floor Landing
With doors to:

Bedroom One
11'1 x 10'6 approx (3.38m x 3.20m approx)
UPVC double glazed window overlooking the rear, carpeted flooring, radiator, over stairs storage with access into the loft, ceiling light.

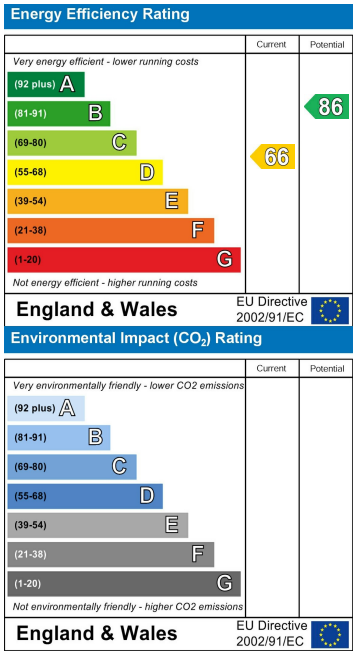
Bedroom Two
11'3 x 10'8 approx (3.43m x 3.25m approx)
UPVC double glazed window overlooking the front, carpeted flooring, radiator, ceiling light.

Outside
To the front of the property there is on street parking available. To the rear, a generous and enclosed garden with patio areas, turf and a wooden storage shed with a power supply. There is also a gate leading to the neighbours garden for access to the alley. Neighbouring properties require access through the rear garden for the alley.

Directions
Proceed out of Long Eaton along Waverley Street and at the traffic island take the third exit onto Nathaniel Road where the property can be found on the right as identified by our for sale board.
8133RS

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 16mbps Superfast 80mbps Ultrafast 1000mbps
Phone Signal – EE, 02, Vodafone, Thrree
Sewage – Mains supply
Flood Risk – No, surface water low
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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