

Robert Ellis

look no further...



20 Maxwell Street,
Long Eaton, Nottingham
NG10 1FG

£135,000 Freehold

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A TWO BEDROOM VICTORIAN SEMI DETACHED PROPERTY SITUATED IN THE HEART OF LONG EATON.

Robert Ellis are delighted to bring to the market a TWO DOUBLE BEDROOM semi detached property which offers spacious accommodation. We feel this particular home will suit a wide range of potential purchasers from those looking for a first purchase or investor alike. An early viewing comes highly recommended in order to appreciate all that is on offer.

The property derives the benefit of GAS CENTRAL HEATING and DOUBLE GLAZING and the accommodation briefly comprises lounge, dining room, kitchen, utility and to the first floor there are two bedrooms and family bathroom. Outside there is a picket fence surrounding a low maintenance front with side access to the rear garden where there is a patio area to the immediate rear leading to an area laid to lawn with wall and fencing surrounding the boundary.

The property is within easy reach of many local facilities and amenities offered by Long Eaton including the Asda and Tesco superstores along with numerous other retail outlets found along the high street, there are schools for all ages, healthcare and sports facilities and the excellent transport links include J25 of the M1, Long Eaton Station< East Midlands Airport and the A52 and other main roads which provide good access to Nottingham and Derby.



Dining Room

14'1" x 11'2" approx (4.3m x 3.42m approx)

Front entrance door, double glazed window to the front, chimney breast with recess alcove to either side, vertical radiator, laminate flooring and spot downlighters. Door to:

Lounge

12'7" x 14'5" approx (3.84m x 4.41m approx)

Double glazed window to the rear, chimney breast with gas fire and surround with recess alcoves either side, open staircase, radiator and door to:

Kitchen

9'9" x 7'8" approx (2.98m x 2.36m approx)

A modern kitchen with a range of wall and base units, roll top work surfaces, sink and drainer with mixer tap, integrated electric oven and gas hob and double glazed window and door to the side. Door to:

Utility Room

5'10" x 8'11" approx (1.78m x 2.73m approx)

With matching work surfaces, space for washing machine and fridge freezer, wall mounted boiler, double glazed window to the rear and area for cloaks.

First Floor Landing

Hatch to loft and doors to:

Bedroom 1

12'3" x 11'1" approx (3.75m x 3.4m approx)

Double glazed window to the front, radiator and wardrobe/storage cupboard.

Bedroom 2

11'3" x 9'6" approx (3.45m x 2.9m approx)

Double glazed window to the rear and radiator.

Bathroom

Three piece suite comprising of a panelled bath with shower over and glass privacy screen, vanity sink, low flush w.c., ladder style towel radiator and opaque double glazed window to the side.

Outside

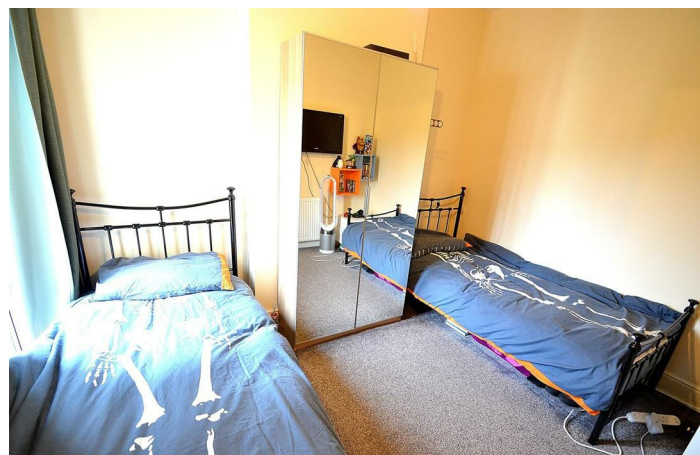
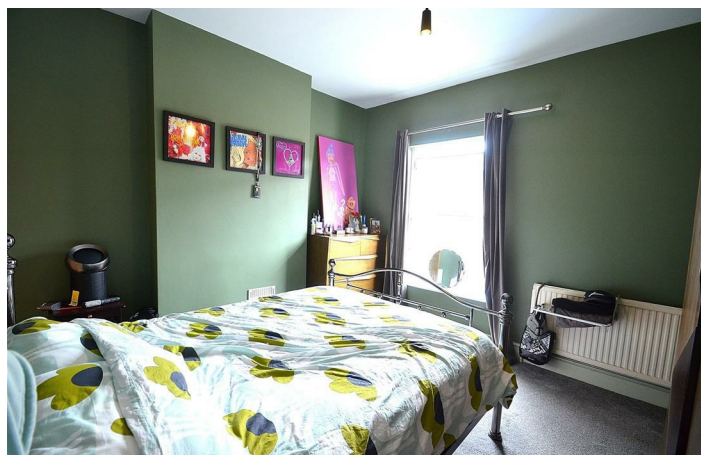
A picket fence surrounding a low maintenance front with side access to the rear with a patio area to the immediate

rear lading to an area laid to lawn with wall and fencing to the boundary.

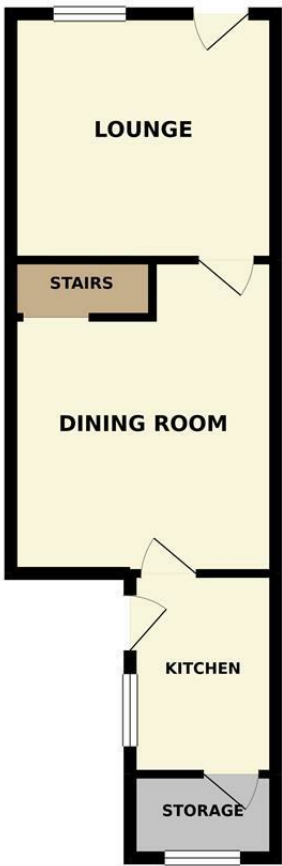
Directions

Proceed out of Long Eaton along Waverley Street and at the traffic island by the Tappers Harker turn right into Oakleys Road and Maxwell Street can be found as a turning on the right and the property can be found on the right as identified by our 'for sale' board.

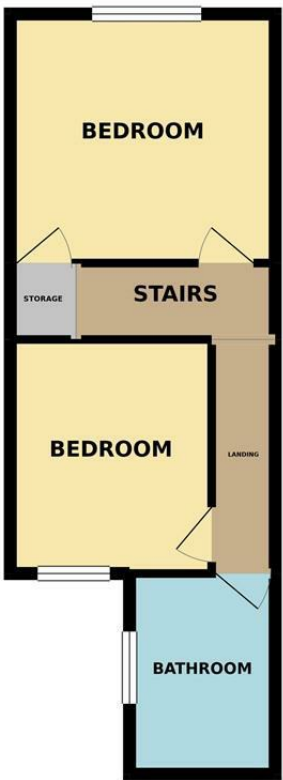
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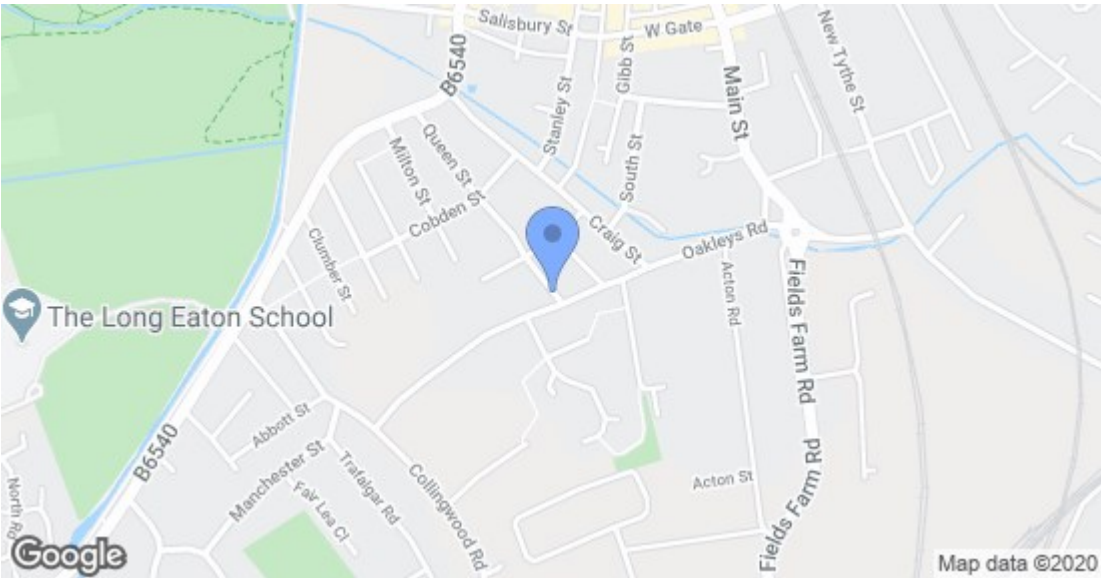
GROUND FLOOR



1ST FLOOR



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

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.