Robert Ellis

look no further...

Friar Street,
Long Eaton, Nottingham
NG10 1BZ

Price Guide £150-160,000

Freehold

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A TRADITIONAL TWO DOUBLE BEDROOM VICTORIAN SEMI DETACHED PROPERTY WHICH IS INITIALLY BEING SOLD WITH AN EXISTING TENANT IN-SITU.

Being located on Friar Street which is a quiet cul-de-sac close to the centre of Long Eaton, this traditional Victorian semi detached property provides a lovely home which could be used as an investment property as there is a tenant in-situ, or could be purchased with vacant possession and would make an ideal home for a first time buyer or someone downsizing and wanting a property which is conveniently located for all the facilities and amenities provided by the local area. For the size of the accommodation and privacy of the rear garden to be appreciated, we recommend that interested parties do take a full inspection so they can see all that is included in this traditional semi detached property for themselves.

The property is constructed of brick to the external elevations under a pitched tiled roof and the well proportioned accommodation derives the benefits of having gas central heating and double glazing and includes a lounge, separate dining/sitting room, kitchen which is fitted with wall and base units, a rear hallway and a most useful ground floor w.c. To the first floor the landing leads to the two double bedrooms and a large bathroom which includes a separate walk-in shower and a bath. Outside there is an easily managed garden at the front and a path runs down the right hand side of the house through a gate to the rear garden. At the rear of the property there is a patio area, a lawn, space for a shed at the bottom of the garden and the garden is kept private by having walls and fencing to the boundaries.

The property is within easy reach of the town centre where there are Asda, Tesco and Aldi stores as well as many other retail outlets, there are excellent schools for all ages within minutes walking distance of the house, healthcare and sports facilities are within easy reach with the West Park Leisure Centre and adjoining playing fields all being a short walk away 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.

Front Door
UPVC panelled door with obscure double glazed panel above opening into:

Living Room
11'2" x 12'8" approx (3.41m x 3.87m approx)
UPVC double glazed window to the front, radiator, coving, wood effect laminate flooring, electric pebble effect fire with timber surround. Door opening to:

Dining Room
12'8" x 12'3" approx (3.87m x 3.74m approx)
Continuation of the laminate flooring, coving, radiator, electric pebble effect fire with composite surround and matching hearth, dado rail, door leading to the stairs to the first floor, understairs storage cupboard with a light and housing the electric consumer unit. Door to:

Kitchen
12'2" x 7'0" approx (3.72m x 2.14m approx)
Beams to the ceiling, UPVC double glazed window to the side, mix of wall, base and drawer units with laminate work surfaces over and tiled splashback, stainless steel sink and drainer, space for an electric free standing cooker, plumbing and space for a free standing washing machine, wood effect vinyl flooring, radiator, timber door to the rear and timber bi-fold doors opening into:

Inner Lobby
Timber framed single glazed obscure window to the side, space for a tall fridge freezer, timber effect vinyl flooring, bi-fold timber doors opening to:

Ground Floor w.c.
Timber framed obscure glazed window to the rear, low flush w.c., wall mounted Main gas central heating boiler.

First Floor Landing
Obscure double glazed panel to the side at the bottom of the stairs, dado rail, radiator, coving and doors to:

Bedroom 1
12'8" x 11'3" approx (3.87m x 3.44m approx)
UPVC double glazed window to the front, coving and a radiator.

Bedroom 2
12'3" x 9'7" approx (3.75m x 2.93m approx)
UPVC double glazed window to the rear, radiator, storage cupboard with a rail and shelf and loft access hatch.

Bathroom
12'1" x 7'0" approx (3.69m x 2.15m approx)
Obscure UPVC double glazed window to the rear, coving, four piece suite comprising of a low flush w.c., pedestal wash hand basin with splashback, bath with tiled splashback, fully enclosed shower cubicle with electric shower, radiator, vinyl flooring, airing/storage cupboard housing the hot water cylinder.

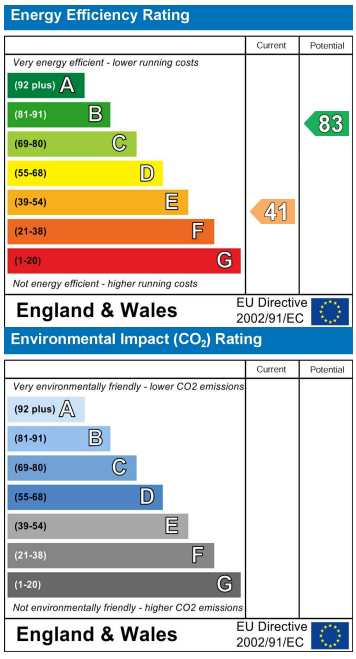
Outside
There is paving to the front with fence to the boundary.

The rear garden has a central garden laid to lawn, block paved patio area, wooden fence and brick wall to the boundaries, timber gate providing access to the front.

Directions
Proceed out of Long Eaton along Tamworth Road and continue past the Fire Station where Friar Street can be found as a turning on the left hand side and the property can be located on the left hand side.
8960MH

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 15mbps Superfast 80mbps Ultrafast 1800mbps
Phone Signal – 02, Three, EE, 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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