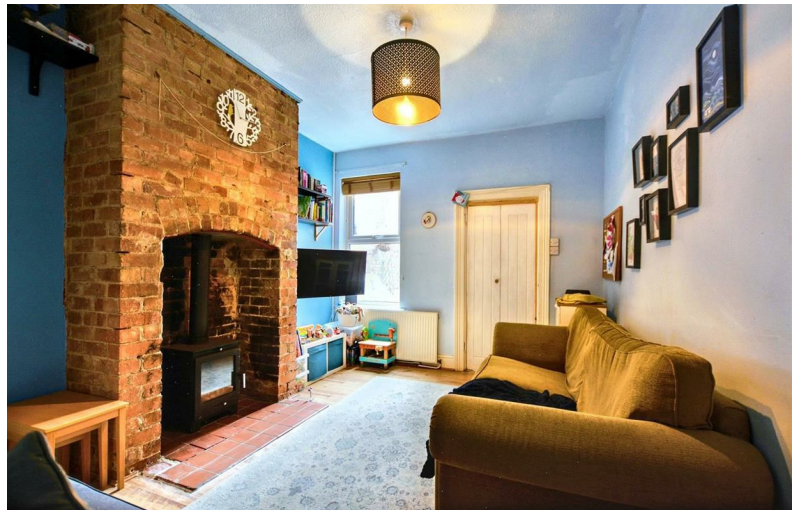


Robert Ellis

look no further...



Wellington Street,
Long Eaton, Nottingham
NG10 4LY

O/O £180,000 Freehold

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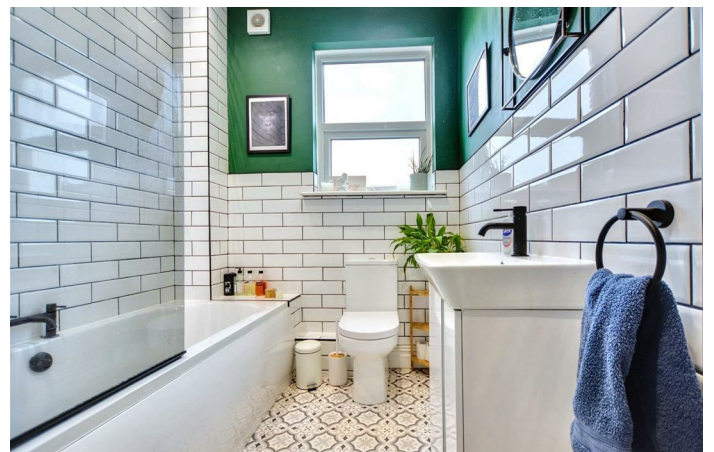


A WELL PRESENTED AND SPACIOUS, THREE BEDROOM SEMI-DETACHED HOUSE WITH TWO RECEPTION ROOMS AND AN ENCLOSED GARDEN, PERFECT FOR A WIDE RANGE OF BUYERS.

Robert Ellis are delighted to be instructed to market this well presented and spacious, three bedroom semi-detached house that has character and features throughout. The property is constructed of brick to the external elevations and benefits double glazing and gas central heating throughout and would be perfect for a wide range of buyers from first time buyers, to families and even people who are looking to downsize and be within walking distance to the town centre. An internal viewing is highly recommended to appreciate the property and location on offer.

In brief, the property comprises, a bay fronted dining room, lounge with storage cupboard, exposed brick chimney breast and multi fuel burner and kitchen. To the first floor, the landing leads to two generous bedrooms and the recently fitted three piece family bathroom. There are also another set of stairs leading to the second floor where the attic has been converted into another spacious bedroom. To the exterior, the property benefits an enclosed and private garden with a patio area, turf and flower beds with access to the side through a wooden gate and shared access with the neighbouring property for the removal of bins. There is also a working exterior toilet within the brick built outhouse.

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



Dining Room

10'3 x 12'0 approx (3.12m x 3.66m approx)

uPVC double glazed front door and bay window overlooking the front with original floorboards, built in storage cupboard, radiator, textured ceiling and ceiling light.

Lounge

10'3 x 12'5x 15'7 approx (3.12m x 3.78mx 4.75m approx)

uPVC double glazed window overlooking the rear, original floorboards, exposed chimney breast with multi fuel burner, radiator, under stairs storage cupboard, textured ceiling, ceiling light.

Kitchen

13'2 x 6'0 approx (4.01m x 1.83m approx)

uPVC double glazed window overlooking the side with door leading to the garden, vinyl flooring, space for washing machine, space for dishwasher, freestanding cooker, space for fridge/freezer, painted plaster ceiling, ceiling light.

First Floor Landing

Floorboards, painted plaster ceiling, ceiling light, stairs to second floor and doors to:

Bedroom One

8'9 x 10'3 approx (2.67m x 3.12m approx)

uPVC double glazed bay window overlooking the front, carpeted flooring, radiator, textured ceiling, ceiling light.

Bedroom Two

12'5 x 6'9 approx (3.78m x 2.06m approx)

uPVC double glazed window overlooking the rear, floorboards, radiator, textured ceiling, ceiling light.

Family Bathroom

8'4 x 6'1 approx (2.54m x 1.85m approx)

uPVC double glazed patterned window overlooking the rear, vinyl flooring, WC, top mounted sink, heated towel rail, bath with mixer tap and shower over the bath, built in storage cupboard housing the boiler, painted plaster ceiling, spotlights.

Second Floor

Stairs from the first floor landing lead into:

Bedroom Three

10'2 x 17'9 approx (3.10m x 5.41m approx)

Velux windows, carpeted flooring, radiator, painted plaster ceiling, ceiling light.

Outside

To the front of the property there is a small garden setting the property away from the road with access to the side and into the garden. To the rear there is an enclosed garden space with patio area, turf and mature flower beds. There is also a working exterior toilet.

Directions

Proceed out of Long Eaton along Derby Road and Wellington Street can be found as a turning on the right hand side just before the bend.

8445RS

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

Broadband Speed - Standard 16mbps Superfast 74mbps

Ultrafast 1800mbps

Phone Signal – EE, O2, Three, Vodafone

Sewage – Mains supply

Flood Risk – No, surface water low

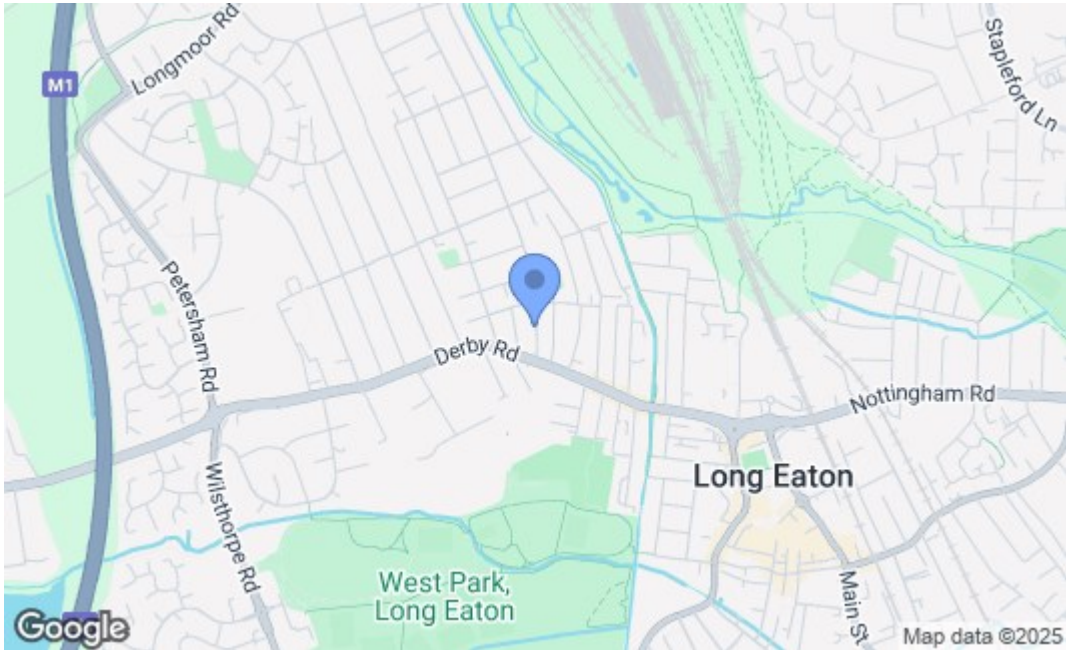
Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		77
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
		52
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.