

# Robert Ellis

*look no further...*



Milner Road,  
Long Eaton, Nottingham  
NG10 1LB

**Price Guide £190-200,000**  
**Freehold**

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@robertellisea



A TRADITIONAL BAY FRONTED TWO BEDROOM SEMI DETACHED VICTORIAN PROPERTY THAT BENEFITS FROM MANY MODERN IMPROVEMENTS.

Robert Ellis are extremely pleased to bring to the market this TWO BEDROOM traditional bay fronted semi detached property that offers spacious and well presented accommodation. The property is positioned within walking distance of Long Eaton town centre and would make an ideal first time buy or buy to let opportunity. Benefiting from modern conveniences such as GAS CENTRAL HEATING and DOUBLE GLAZING.

The property is constructed of brick to the external elevations all under tile roof and in brief the accommodation comprises of bay front living room, dining room and kitchen. To the first floor there are two good size bedrooms. To the front of the property there is a small walled garden and an enclosed garden to the rear with a patio area. There is resident and guest permit parking on the road.

The property is within walking distance of all the amenities and facilities provided by Long Eaton which include the Asda and Tesco superstores along with numerous other retail outlets found along the high street, there are schools for all ages, health care and sports facilities and the excellent transport links include J25 of the M1, Long Eaton train station, East Midlands Airport and the A52 to Nottingham and Derby. Contact the office to arrange your viewing today.



### Lounge

11'9" x 13' approx (3.58m x 3.96m approx)

UPVC front door with a UPVC double glazed window to the front, laminate flooring, ceiling light, ceiling rose and coving and a feature fireplace with black tiled hearth, TV point and dado rail.

### Dining Room

11'9" x 12' approx (3.58m x 3.66m approx)

UPVC double glazed window to the rear, laminate flooring, radiator, ceiling spotlights, coving, TV point and door to the stairs leading to the first floor.

### Kitchen

9'9" x 6'10" approx (2.97m x 2.08m approx)

UPVC double glazed window and door to the rear, tiled flooring, radiator, ceiling light, white wall and base units with roll edged work surface, white brick effect tiled splashbacks, space for a fridge freezer and washing machine, four ring gas hob, oven and extractor over, inset stainless steel sink and drainer.

### First Floor Landing

2'5" x 15'7" approx (0.74m x 4.75m approx)

Ceiling spotlights, carpeted flooring, loft hatch and doors to:

### Bedroom 1

11'9" x 11'1" approx (3.58m x 3.38m approx)

UPVC double glazed window to the front, wooden flooring, ceiling lights, radiator, coving to the ceiling, built-in cupboard, original feature fireplace and a TV point.

### Bedroom 2

12'5" x 8'9" approx (3.78m x 2.67m approx)

UPVC double glazed window to the rear, carpeted flooring, ceiling light, radiator and coving.

### Bathroom

10'5" x 6'10" approx (3.18m x 2.08m approx)

Obscure UPVC double glazed window to the rear, linoleum flooring, ceiling light, chrome towel radiator, white suite comprising of a panelled bath with electric shower over, free standing sink, low flush w.c., extractor and built-in airing/cupboard.

### Outside

To the front there is a walled area and permit parking.

There is access to the rear via a shared path to the right of the property, there is a gate into the rear garden which is fully enclosed with brick and fencing to the boundaries, patio area and lawned garden.

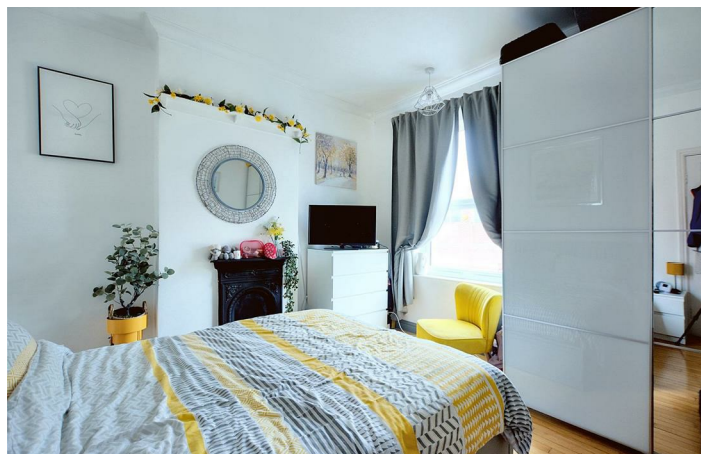
### Directions

Proceed out of Long Eaton along Tamworth Road and at the main traffic lights by the library turn right onto Broad Street. Follow the road to the end and turn right onto Milner Road.

7952AMJG

### Council Tax

Erewash Borough Council Band A





| Energy Efficiency Rating                                        |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very energy efficient - lower running costs                     |         |           |
| (92 plus) A                                                     |         |           |
| (81-91) B                                                       |         | 83        |
| (69-80) C                                                       |         |           |
| (55-68) D                                                       | 57      |           |
| (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 <sub>2</sub> ) Rating                  |         |           |
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.