Robert Ellis

*look no further...*

Norfolk Road,
Long Eaton, Nottingham
NG10 2AZ

**£165,000 Freehold**

0115 946 1818

/robertellisestateagent

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A TRADITIONAL TWO DOUBLE BEDROOM END TERRACE PROPERTY.

Robert Ellis are delighted to bring to the market a property that would ideally suit the first time buyer, buy to let investor or someone looking to downsize. Since the owners have lived in the property they have re-fitted the bathroom and replaced the boiler. The rear garden is private and backs onto Norfolk Park. An early viewing is highly recommended to fully appreciate the accommodation on offer.

The property is constructed of brick to the external elevations all under a tiled roof and benefits from modern conveniences such as gas central heating and double glazing. In brief the accommodation comprises of an entrance hall, lounge and breakfast kitchen with two large storage cupboards and built-in units, there is also a door to a utility room. To the first floor there are two double bedrooms and a re-fitted bathroom. Outside there is off the road parking for two cars and to the rear there is a privately enclosed rear garden.

The property is within easy reach of the Asda and Tesco superstores and numerous other retail outlets found in Long Eaton town centre, there are excellent schools for all ages, healthcare and sports facilities which include the West Park Leisure Centre and adjoining playing fields, walks at Toton Fields and the picturesque Attenborough Nature Reserve and the excellent transport links include J25 of the M1, East Midlands Airport, stations at Long Eaton, Beeston and East Midlands Parkway and the A52 and other main roads, all of which provide good access to Nottingham, Derby and other East Midlands towns and cities.

Entrance Hall
UPVC double glazed front entrance door, stairs to the first floor, radiator and door to:

Lounge
11'2 x 11'2 approx (3.40m x 3.40m approx)
UPVC double glazed window to the front, radiator, picture rail, open fire with Adam style surround, TV point and door to:

Kitchen
11'11 x 10'9 approx (3.63m x 3.28m approx)
Wall, base and drawer units with roll edged work surface over, sink and drainer with swan neck mixer tap, integrated oven, gas hob and extractor hood over, radiator, two large storage cupboards, one housing the boiler, spotlights, tiled walls and splashbacks and UPVC double glazed window to the rear, door to:

Utility Room/Lean-to
Appliance space, plumbing for automatic washing machine, work surface, power points and windows and door to the rear.

First Floor Landing
Access to the loft and doors to:

Bedroom 1
10'7 x 10'4 approx (3.23m x 3.15m approx)
UPVC double glazed window to the front, radiator, overstairs storage cupboard currently used as a wardrobe and original cast iron fireplace.

Bedroom 2
11'2 x 8'8 approx (3.40m x 2.64m approx)
UPVC double glazed window to the rear, radiator, original cast iron fireplace.

Bathroom
A three piece suite comprising of a panelled bath with shower from the mains with waterfall shower head and hand held shower, low flush w.c. housed in a vanity unit with recess, wash hand basin with vanity cupboard, under, tiled walls and splashbacks heated towel rail, spotlights, laminate floor and UPVC double glazed window to the rear.

Outside
To the front of the property there is a gravelled driveway offering parking for two cars, privately enclosed with fenced boundaries. There is side access leading to a privately enclosed rear garden where there is a patio area leading onto a predominantly laid lawn having borders with flowers. The garden is privately enclosed with fenced boundaries, there is an outside tap, power point, door to the side offering additional storage and a door to rear to the outside w.c.

Directions
Proceed out of Long Eaton along Nottingham Road taking the left turning into Norfolk Road. Proceed for a short distance where the property can be found on the left hand side as identified by our for sale board.
6810AMEC

69 NORFOLK ROAD, LONG EATON

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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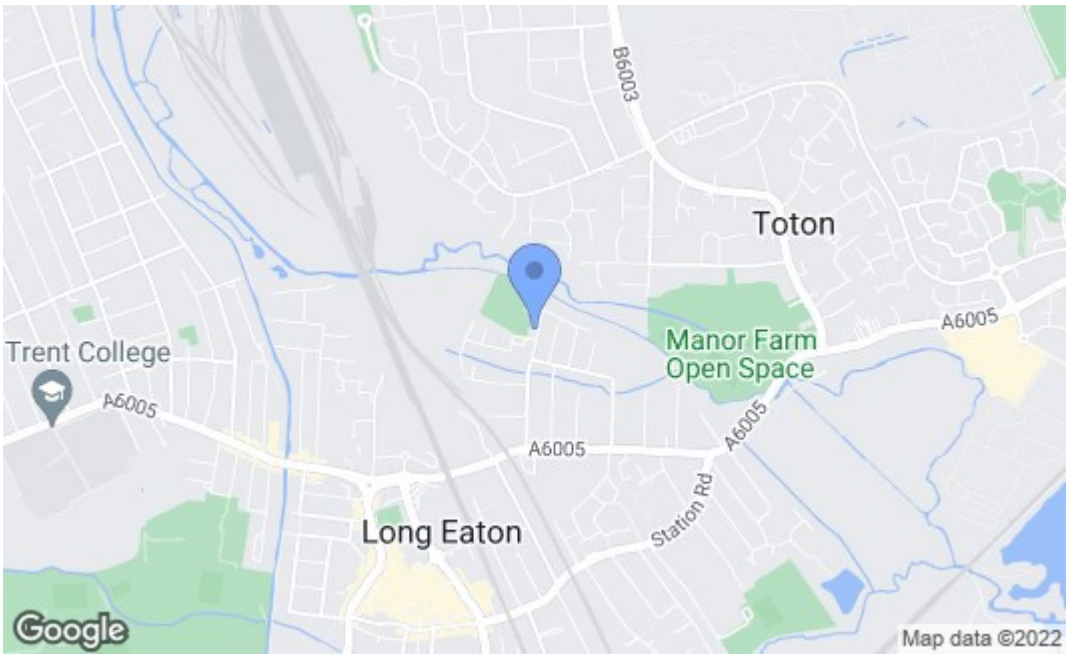


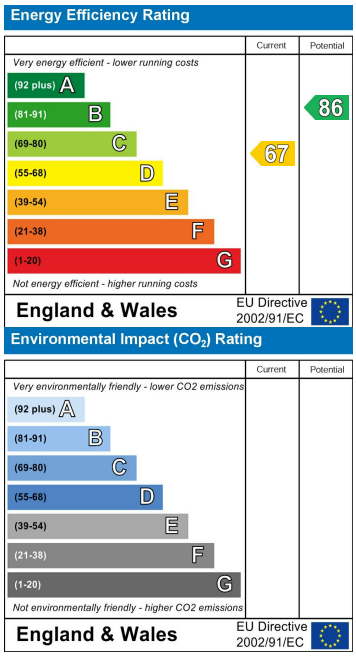


These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

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