Robert Ellis

look no further...

Norfolk Road,
Long Eaton, Nottingham
NG10 2AZ

£175,000 Freehold

0115 946 1818

/robertellisestateagent @robertellisea

A THREE BEDROOM MID PROPERTY WITH OFF STREET PARKING.

Robert Ellis are delighted to bring to the market a property that would ideally suit the first time buyer or buy to let investor having an open aspect to the rear onto allotments and Toton Park, the property is also well positioned for all the local amenities and facilities provided by Long Eaton and an internal viewing is a must to fully appreciate the accommodation on offer.

The property is constructed of brick to the external elevation 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. To the first floor there are three bedrooms and the shower room. Outside there is block paving to the front offering off the road parking for at least two cars and side access leading to the privately enclosed rear garden where there are doors to two outbuildings, one housing a w.c.

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 and door to:

Lounge
11'2 x 11'2 approx (3.40m x 3.40m approx)
UPVC double glazed window to the front, radiator, exposed floorboards, TV and telephone points and door to:

Breakfast Kitchen
10'3 x 11'3 approx (3.12m x 3.43m approx)
Wall, base and drawer units with work surface over, 1½ bowl stainless steel sink and drainer with swan neck mixer tap over, tiled walls and splashbacks, plumbing for automatic washing machine, appliance space, door to understairs storage/pantry, door to additional storage, UPVC double glazed window and rear exit door, integrated double oven, induction hob and extractor hood over.

First Floor Landing
Access to the loft which has a pull down ladder, is boarded and carpeted, radiator and doors to:

Bedroom 1
11'2 x 9'4 approx (3.40m x 2.84m approx)
UPVC double glazed window to the rear, radiator.

Bedroom 2
8'2 x 8'2 approx (2.49m x 2.49m approx)
UPVC double glazed window to the front, radiator, door to overstairs storage cupboard which is currently used as a wardrobe.

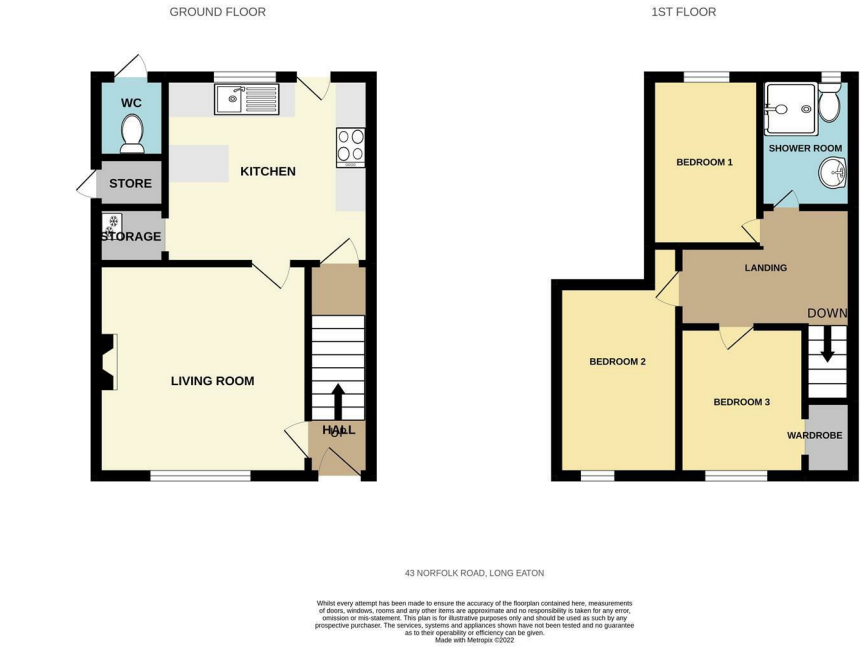
Bedroom 3
10'2 x 6'5 approx (3.10m x 1.96m approx)
UPVC double glazed window to the rear, radiator.

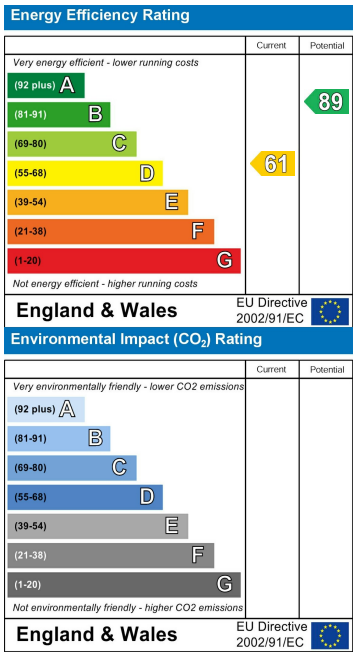
Shower Room
Walk-in shower cubicle with electric shower over, sink with vanity cupboard under, low flush w.c., tiled walls and splashbacks, spotlights, extractor fan and radiator.

Outside
To the front of the property there is a block paved driveway which provides off the road parking for two cars. There is a path at the side leading to the privately enclosed rear garden. Immediate to the property there is a patio area leading onto an astroturf lawn, grey slate chippings, wood path to the bottom of the garden where there is a garden shed. Borders with mature shrubs and the garden is privately enclosed with fenced boundaries. The garden is South-West facing and faces onto the park. There are two outbuildings, one with a 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.
7002AMEC

Council Tax
Band A - £1,275





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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