Robert Ellis

look no further...

Nathaniel Road,
Long Eaton, Nottingham
NG10 1GB

O/O £150,000 Freehold

0115 946 1818

/robertellisestateagent @robertellisea

A TWO BEDROOM TERRACE PROPERTY FOUND WITHIN WALKING DISTANCE OF LONG EATON TOWN CENTRE.

Robert Ellis are delighted to bring to the market a well finished and presented two bedroom terrace house in a popular residential location within easy access and walking distance of Long Eaton town centre. There are also fantastic commute links nearby such as the Long Eaton station and M1 and A52 road networks.

The property is constructed of brick to the external elevation all under a pitched tiled roof and derives the modern benefit of gas central heating and part double glazing. Entering the property through the road the accommodation briefly comprises of a lounge to the front with feature fireplace and surround, delightful dining room with exposed chimney breast leading onto the kitchen which then flows onto a lobby and ground floor bathroom with black fittings. To the first floor there are two bedrooms, one with an overstairs storage cupboard and both having exposed floorboards. Outside the front of the property has a delightful curb appeal and to the rear there is a well proportioned garden with lawn, patio and planted and dug borders, all enclosed by a fenced boundary (part of the fence is going to be replaced by completion of a sale).

The property is located within easy reach of the Asda and Tesco superstores and numerous other retail outlets found along the high street, schools for all ages, health care and sports facilities and excellent transport links including J25 of the M1, Long Eaton Station, East Midlands Airport and the A52 providing direct access to Nottingham and Derby.

Lounge
11'7 x 11'1 approx (3.53m x 3.38m approx)
Laminate flooring, radiator, window to the front and feature fireplace.

Dining Room
11'6 x 11' approx (3.51m x 3.35m approx)
Exposed brick chimney breast which is a great feature, radiator, window to the rear with a delightful outlook to the garden, access to storage and stairs to the first floor.

Kitchen
7'4 x 6'2 approx (2.24m x 1.88m approx)
Wall and base units with work surface over, stainless steel sink and drainer, free standing appliances including an electric oven and hob, fridge and washing machine which are all included in the sale and also tiled splashbacks and quarry tiled flooring.

Lobby
7'1 x 2'7 approx (2.16m x 0.79m approx)
The lobby has a door to the side which provides access to the garden and there is a radiator.

Bathroom
6'5 x 5'2 approx (1.96m x 1.57m approx)
Panelled bath with electric shower over, low flush w.c., pedestal wash hand basin, part tiled walls and tiled flooring, window to the side, storage holes situated behind the shower, heated black towel radiator.

First Floor Landing
With doors to:

Bedroom 1
11'6 x 11'1 approx (3.51m x 3.38m approx)
Feature wooden exposed floorboards, radiator and window to the front, period feature fireplace.

Bedroom 2
11' x 10'5 approx (3.35m x 3.18m approx)
Window to the rear with delightful outlook to the garden, feature cast iron fireplace, radiator and access to the overstairs storage cupboard, immersion heater tank cupboard and exposed feature floorboards.

Outside
The rear garden has a lawned garden, well proportioned patio area, planted and dug borders, all enclosed with fenced boundaries (part of the fence will be finished before completion of a sale).

Directions
Proceed out of Long Eaton along Waverley Street and at the traffic island take the third exit onto Nathaniel Road where the property can be found on the right as identified by our for sale board.
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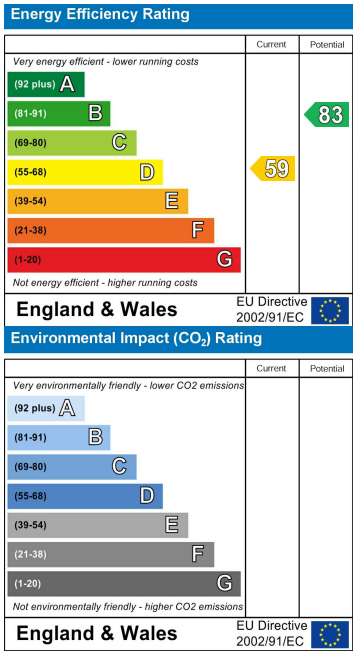

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

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