

Robert Ellis

look no further...



William Street,
Long Eaton, Nottingham
NG10 4GB

O/I/R £155,000 Freehold

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THIS IS A TWO DOUBLE BEDROOM END PROPERTY WHICH IS SITUATED WITHIN EASY REACH OF ALL THE AMENITIES AND FACILITIES PROVIDED BY LONG EATON AND THE SURROUNDING AREA.

Being located on William Street, which is a quiet road within walking distance of Long Eaton town centre, this lovely two double bedroom property provides an ideal home for either a first time buyer or someone downsizing who is looking for a property which is easy to maintain and close to amenities and facilities. The property is tastefully finished throughout and for the size and layout to be appreciated, we do recommend that interested parties take a full inspection so they can see all that is include for themselves. At the rear of the property there is an easily managed private garden area which has fencing to the side boundaries and provides a lovely place to sit and enjoy outside living.

The property is constructed of brick under a tiled roof to the main property and the accommodation benefits from having gas central heating and double glazing. Being entered through the front door, the house includes a lounge/sitting room with a feature fireplace and a door leading into the well fitted dining kitchen which has ranges of wall and base units and off the kitchen there is a rear hall with a doors leading out to the garden and to the ground floor bathroom which is fully tiled and has a white suite and a shower over the bath and to the first floor the landing leads to the two double bedrooms. Outside there is an easily managed garden area at the front, a path runs down the left hand side and provides access to the rear garden which in the main area has slabbing and block paving and is therefore easy to maintain and is kept private by having fencing to the side boundaries.

The property is only a few minutes walk away from the centre of Long Eaton where there are Asda, Tesco, Lidl and Aldi stores as well as many other retail outlets, there are healthcare and sports facilities which includes the West Park Leisure Centre and adjoining laying fields, schools for all ages are within easy reach and the excellent transport links include J25 of the M1, East Midlands Airport, stations at Long Eaton and East Midlands Parkway and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.



UPVC front door with two inset opaque glazed leaded panels leading to:

Lounge/Sitting Room

11'5 x 10'7 approx (3.48m x 3.23m approx)

Double glazed bow window to the front, coal flame effect electric fire set in a chimney breast with a wooden mantle over and a tiled hearth, the electricity meter is housed in a fitted cupboard, shelved recess and a radiator.

Dining Kitchen

11'5 to 10'7 x 7'6 approx (3.48m to 3.23m x 2.29m approx)

The kitchen is fitted with wood grain finished units with brushed stainless steel fittings and has a stainless steel sink with a mixer tap set in an L shaped work surface with cupboards, space for an automatic washing machine and pull out bottle racked cupboard beneath, space for an upright gas cooker, work surface with drawers and wine rack below, full height shelved storage cupboard, matching eye level wall cupboards with lighting under, tiling to the walls by the work surface areas and a hood over the cooking area, tiled flooring, stairs leading to the first floor, radiator, double glazed window with a fitted blind to the rear and space under the stairs for an upright fridge/freezer.

Rear Hall

Having an opaque double glazed door leading out to the rear garden, tiled flooring which runs through into the kitchen and wood panelled doors leading to the kitchen and ground floor w.c.

Bathroom

The bathroom is fully tiled and has a white suite including a tiled panelled bath with a mixer tap/shower, sink with a double cupboard under and low flush w.c. with a concealed cistern, radiator, tiled flooring, recessed lighting to the panelled ceiling and an opaque double glazed window with a fitted blind.

First Floor Landing

From the landing there are wood panelled doors leading to the two double bedrooms.

Bedroom 1

11'6 x 10'7 approx (3.51m x 3.23m approx)

Double glazed window to the front, radiator and cornice to the wall and ceiling.

Bedroom 2

11'6 x 7'6 approx (3.51m x 2.29m approx)

Double glazed window to the rear, radiator and a built-in cupboard housing the Vaillant gas boiler.

Outside

At the front of the property there is a path leading from the pavement to the front door and there is a pebbled area with planting and a low level picket fence to the front and trellis fencing to the side boundaries. To the left of the property there is a pathway leading to a gate which provides access to the rear garden.

To the immediate rear of the property there is a slabbed area with there being a shared pathway and a gate which provides access to the main rear garden area which is slabbed with blockwork and is kept private by having fencing to the side boundaries, with the fence to the right hand side having been recently replaced.

Directions

Proceed out of Long Eaton along Derby Road and at the bend turn right into College Street. Take the left turning into Canal Street and right into William Street.
8490AMMP

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 14mbps Superfast 70mbps

Ultrafast 1800mbps

Phone Signal – EE, O2, Three, Vodafone

Sewage – Mains supply

Flood Risk – No, surface water very low

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

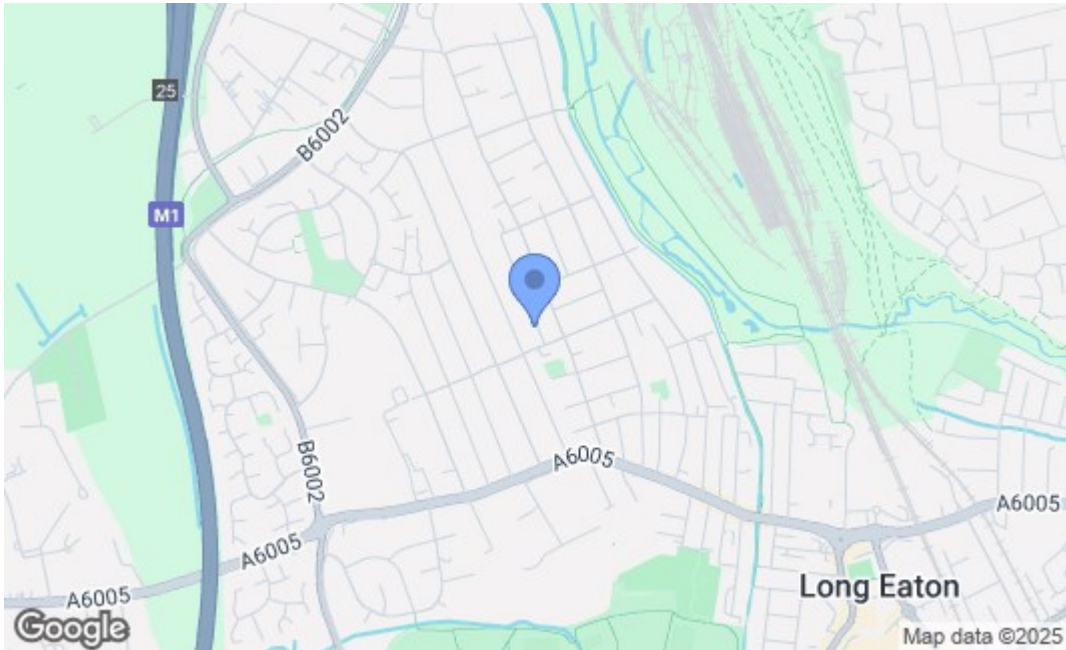
Other Material Issues – No



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ESTATE AGENTS



When every detail has been made to ensure the accuracy of the floor plan, the agent has no responsibility for the accuracy of the information provided. The plan is for guidance only and is not intended to be used for any other purpose. The agent is not responsible for the accuracy of the information provided.



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		
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		
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.