Robert Ellis

look no further. . .

Regent Street,
Long Eaton, Nottingham
NG10 1JX

£160,000

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WITHIN A SHORT WALKING DISTANCE FROM THE TOWN CENTRE YOU WILL FIND THIS FIND THIS DELIGHTFUL END TERRACE PROPERTY WHICH BOASTS GENEROUS SIZED ROOMS THROUGHOUT AND ALSO THE ADDED BENEFIT OF A LOFT ROOM AND HAS THE BENEFIT OF NO UPWARD CHAIN.

This property will appeal to first time buyers or investors and is within walking distance of Long Eaton town centre and close to all the local amenities that the town has to offer. It also has great access to commute links such as the skylink and indigo bus service and is situated close to the M1 and A52 road networks that provides easy access to nearby towns and cities such as Stapleford, Beeston, Nottingham and Derby. An internal viewing is highly recommended to secure this great investment opportunity as we believe this will have a high level of interest due to its location.

The property is constructed of brick to the external elevation with an attractive render over and is all under a pitched tiled roof. It derives the modern benefit of gas central heating and double glazing throughout and in brief the accommodation comprises of an entrance hall which provides access to the lounge at the front, staircase to the first floor and to the left you will enter into the kitchen diner which then flows onto a conservatory which provides delightful views of the garden. On the first floor there are two bedrooms with a generous double at the front of the property, a single to the rear and access to the bathroom. Off the landing is another staircase which provides access to the attic room which has built in sliding wardrobes and a double glazed window. Outside at the front there is a courtyard and to the rear is a low maintenance garden which is ready for the new buyer to put their own stamp on.

The property is well placed for easy access to the centre of Long Eaton where thee are Asda, Tesco and Aldi superstores and many other retail outlets with there being a Co-op convenience store on College Street, schools for all ages are within easy walking distance, healthcare and sports facilities including the West Park Leisure Centre and adjoining playing fields are also within easy reach and the excellent transport links include J25 of the M1, East Midlands Airport, stations at Long Eaton and Eats Midlands Parkway and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.

Hallway
Provides access to the staircase to the first floor, lounge and kitchen.

Lounge
14'8 x 12' (4.47m x 3.66m)
Comprises of feature bay double glazed UPVC double glazed window to the front elevation, feature gas fire place with surround, central heating radiator and also an enclosed cupboard which houses the utility meters.

Kitchen
12' x 11'6 (3.66m x 3.51m)
Comprises wall and base units with rolled edge work top over, stainless steel one and a half bowl sink with drainer, electric oven and hob with over hob extractor and space for washing machine and fridge freezer, central heating radiator, splashback tiles, double glazed window and double glazed patio doors leading to the conservatory and access to an under stairs storage cupboard.

Conservatory
9'5 x 6'7 (2.87m x 2.01m)
Features tiled flooring and is constructed of UPVC double glazing.

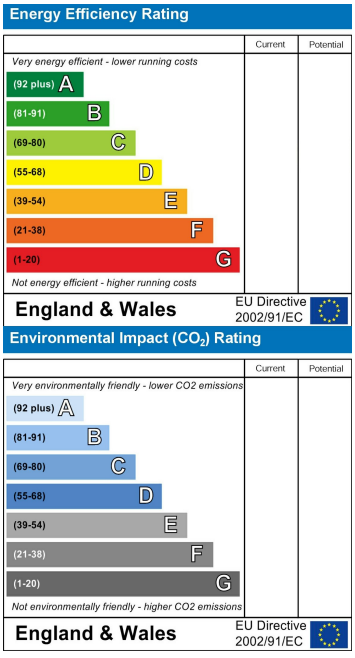
Bedroom 1
11'8 x 11'5 (3.56m x 3.48m)
UPVC double glazed window to the front elevation, central heating radiator and over stairs storage cupboard which is home to the combination boiler.

Bedroom 2
8'9 x 6'1 (2.67m x 1.85m)
Laminate flooring, central heating radiator and UPVC double glazed window to the rear elevation providing an outlook over the garden.

Bathroom
8'9 x 5'4 shortening to 4'2 (2.67m x 1.63m shortening to 1.27m)
Panelled bath with electric shower, low level W.C, pedestal wash hand basin, chrome heated towel radiator, extractor fan and benefits from tiled walls and flooring.

Attic room
11'3 x 9'3 (3.43m x 2.82m)
Comprises of double glazed window to the rear elevation, central heating radiator, built in wardrobes/storage cupboard and laminate flooring

Outside
The property has a front courtyard and the rear garden can be accessed via the side or via the conservatory and is low maintenance and is ready for a new owner to put their stamp on it.



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.