Robert Ellis

look no further...







Hoselett Field Road,
Long Eaton, Nottingham
NG10 1PU

Price Guide £190-200,000

Freehold

0115 946 1818

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A TWO BEDROOM END TERRACED HOME SITUATED ON HOSELETT FIELD ROAD WITHIN THE POPULAR FIELDS FARM DEVELOPMENT, OFFERED TO THE MARKET WITH NO ONWARD CHAIN.

Robert Ellis are pleased to bring to the market this well presented end terraced property, offering well proportioned accommodation throughout and occupying a sought after position within the popular Fields Farm development. Available with no onward chain, the property represents an excellent opportunity for first time buyers or buy to let investors alike.

The accommodation comprises a spacious lounge, fitted kitchen, two well proportioned bedrooms and a recently refitted family bathroom, providing comfortable living space ready to move straight into. Externally, the property benefits from off road parking and a good sized rear garden, offering plenty of space for outdoor entertaining, gardening or relaxing. An internal viewing is highly recommended to fully appreciate the accommodation, location and potential this excellent home has to offer.

The property is only a few minutes away from Long Eaton town centre where there are Asda, Tesco, Aldi and Lidl stores as well as many other retail outlets, there are schools for all ages within easy reach, healthcare and sports facilities which includes the West Park Leisure Centre and adjoining playing fields and the excellent transport links includes junctions 24 and 25 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.





Porch
Double glazed door to the front, door to:

Lounge
12'2" x 14'9" approx (3.72m x 4.52m approx)
Double glazed windows to the front and side, radiator, stairs to the first floor, electric fire and surround, door to:

Kitchen Diner
12'2" x 7'8" approx (3.72m x 2.36m approx)
Double glazed window and door to the rear, matching wall and base units with work surfaces over, integrated brand new electric oven, four ring gas hob with extractor over, plumbing for a washing machine, space for a fridge freezer, inset stainless steel sink and drainer.

First Floor Landing
With doors to:

Bedroom 1
12'2" x 9'0" approx (3.72m x 2.76m approx)
Three double glazed windows to the front, radiator.

Bedroom 2
12'2" x 7'9" approx (3.72m x 2.38m approx)
Double glazed window to the rear, radiator.

Bathroom
Three piece suite comprising of a panelled bath with shower over, aqua boarding to the walls, low flush w.c., pedestal wash hand basin, double glazed window to the side.

Outside
There is off road parking to the front extending down the side of the property through wooden gates, lawned garden and pathway.

To the rear there is a lawned garden with a gravelled seating area and fencing and coniferous trees to the boundaries.

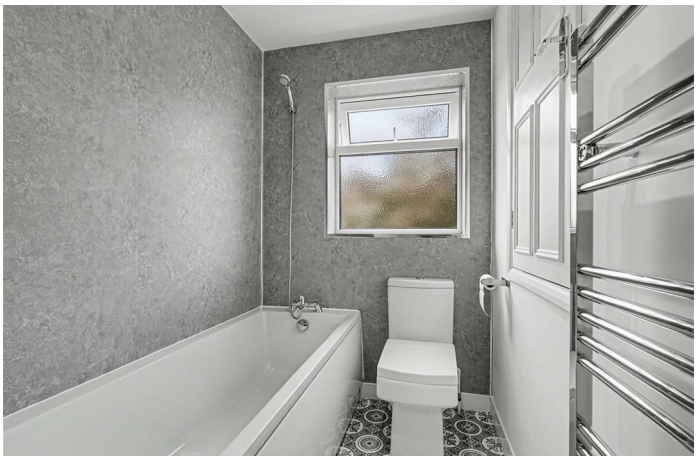
Directions
Proceed out of Long Eaton along Main Street and at the island by the Tappers Harker continue directly across and on to Fields Farm Road. Tum left into Bosworth Way and Hoselett Field Road can be found as a turning on the left.
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Agents Notes
There are AI photos on this property.

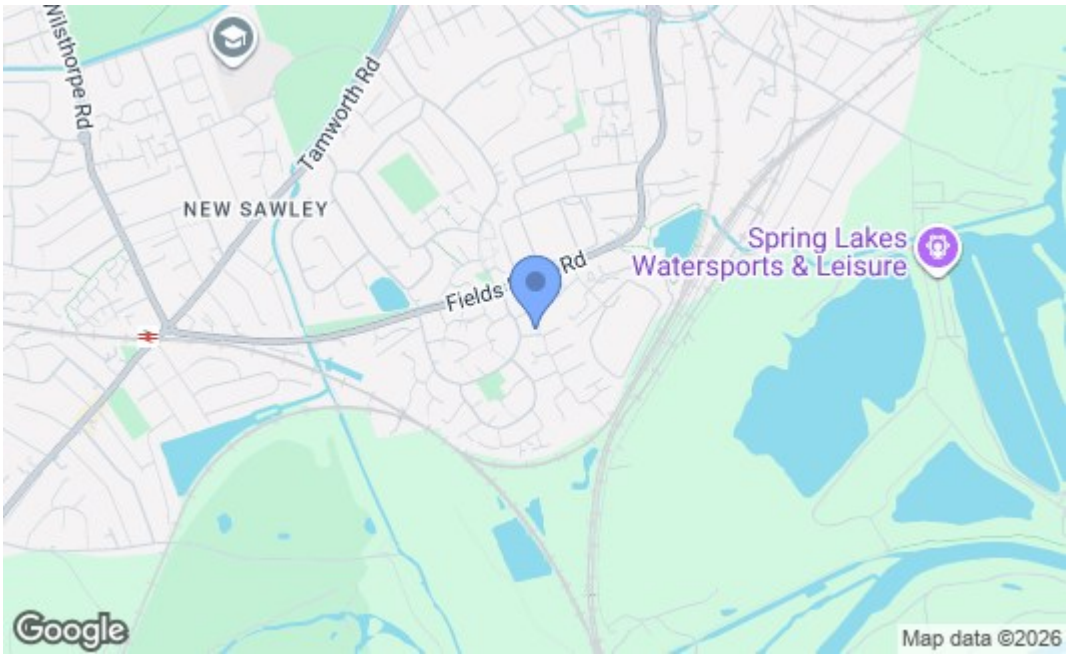
Council Tax
Erewash Borough Council Band A

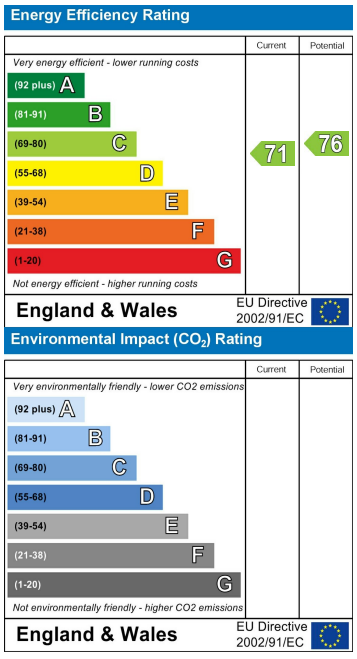
Additional Information
Electricity – Mains supply
Water – Mains supply
Heating – Gas central heating
Septic Tank – No
Broadband – BT, Sky, Virgin
Broadband Speed - Standard 7mbps Superfast 80mbps Ultrafast 1800mbps
Phone Signal – 02, Three, EE, Vodafone
Sewage – Mains supply
Flood Risk – No flooding in the past 5 years
Flood Defenses – No
Non-Standard Construction – No
Any Legal Restrictions – No
Other Material Issues – No











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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