



St. Johns Street,  
Long Eaton, Nottingham  
NG10 1BW

**£179,950 Freehold**



A REFURBISHED TWO DOUBLE BEDROOM SEMI DETACHED PROPERTY BEING SOLD WITH THE BENEFIT OF NO UPWARD CHAIN.

This property was formerly the St Johns Ambulance training centre which has been transformed into two beautiful properties. The first property coming on the market is the two double bedroom semi detached house fronting onto St Johns Street. There is a lovely open plan living/kitchen dining space and a ground floor w.c. There are stairs to the first floor where there are two bedrooms with high ceilings and re-fitted bathroom. An internal viewing really is a must to fully appreciate all that is on offer.

The building has been refurbished and taken back to brick, offering modern conveniences with a new gas central heating system and new UPVC double glazing. The property has been re-plastered, re-decorated, new flooring, beautiful navy blue kitchen units with fitted appliances including built-in fridge freezer, drinks fridge, oven and washing machine. To the first floor there are two double bedrooms and a newly fitted bathroom. The property also benefits from a parking space to the rear.

The property is found within walking distance of the Asda and Tesco superstores along with numerous other retail outlets found along the high street, there are schools for all ages within walking distance, healthcare and sports facilities including the West Park Leisure Centre and adjoining playing fields, excellent transport links include J25 of the M11, Long Eaton train station, East Midlands Airport and the A52 to Nottingham and Derby.



Ground Floor w.c.

Low flush w.c., wash hand basin, splashbacks, radiator, gas central heating boiler, laminate floor, radiator and UPVC double glazed window to the front.

Open Plan Lounge/Kitchen Diner

19'7 x 21'7 approx (5.97m x 6.58m approx)

Kitchen Area

Wall, base and drawer units with roll edged work surface over, stainless steel sink and drainer with mixer tap over, tiled walls and splashbacks, integrated oven, induction hob and extractor hood over, built-in fridge and separate freezer, drinks fridge, built-in washing machine, laminate floor, two UPVC double glazed windows to the side, door to ground floor w.c.

Lounge Area

Radiator, TV point, composite front entrance door, UPVC double glazed window to the front, spotlights, stairs to the first floor, understairs storage cupboard.

First Floor Landing

Velux window, radiator and doors to:

Bedroom 1

12'7 x 13'9 approx (3.84m x 4.19m approx)

UPVC double glazed window to the front, Velux window, radiator, TV point, spotlights.

Bedroom 2

12'2 x 9'3 approx (3.71m x 2.82m approx)

UPVC double glazed window to the front, Velux window, radiator, TV point.

Bathroom

A white three piece suite comprising of a P shaped bath with shower from the mains having a waterfall shower head and hand held shower, low flush w.c., pedestal wash hand basin, chrome heated towel rail, tiled floor, tiled walls and splashbacks, Velux window, spotlights.

Outside

The property benefits from an allocated parking space.

Directions

Proceed out of Long Eaton along Tamworth Road and St Johns Street can be found as a turning on the left with the property at the head of the road on the right hand side.

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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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
<b>England &amp; Wales</b>		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.