



Park Street,
Long Eaton, Nottingham
NG10 4NA

£185,000 Freehold

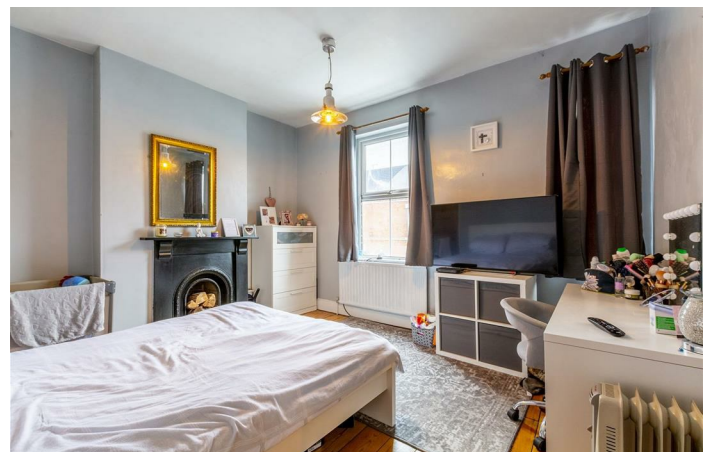


A LARGER THAN AVERAGE TWO DOUBLE BEDROOM SEMI DETACHED PROPERTY BEING SOLD WITH THE BENEFIT OF NO UPWARD CHAIN.

Robert Ellis are delighted to bring to the market a Victorian property that has traditional features situated on one of the more popular roads in Long Eaton. Being found within easy reach of all the amenities and facilities the town has to offer, the property is perfect for the first time buyer, buy to let investor or growing family. There are two double bedrooms plus a study/office area which is ideal if you are working from home. We strongly recommend that all interested parties take a full internal inspection so they are able to see all that the property has to offer for themselves.

The property stands back from the road and benefits from modern conveniences such as gas central heating and double glazing and in brief comprises of a lounge, dining room, both reception rooms benefiting from feature fireplaces and separate kitchen. To the first floor there are two double bedrooms, a study area and a family bathroom. Outside there is a path leading down the side of the house to a privately enclosed rear garden which has a brick store house.

The property is only a short walk away from the centre of Long Eaton and therefore the Asda and Tesco superstores and many other retail outlets, there is the Clifford Gym also situated in the town centre which is well known throughout the area together with pubs and restaurants, schools for all ages, healthcare and sports facilities including the West Park Leisure Centre and adjoining playing fields which are a short drive away. The 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, all of which provide good access to Nottingham, Derby and other East Midlands towns and cities.



Lounge

13'3 max x 12'3 approx (4.04m max x 3.73m approx)
UPVC double glazed bay window to the front, TV point, radiator, coving to ceiling, picture rail, gas fire with Adam style surround and door to:

Dining Room

13'3 x 12'4 approx (4.04m x 3.76m approx)
Feature fireplace with Adam style surround and tiled hearth, radiator, UPVC double glazed window to the rear, coving to ceiling, telephone point, door to large storage cupboard under the stairs and door to:

Kitchen

13'8 x 7'7 approx (4.17m x 2.31m approx)
Wall, base and drawer units with roll edged work surface over, 1½ bowl stainless steel sink and drainer with mixer tap, gas central heating boiler, coving to ceiling, two UPVC double glazed window to the rear, tiled walls and splashbacks, appliance space and rear exit door.

First Floor Landing

Access to the loft, coving to ceiling, dado rail, access to the loft via a ladder which is partially boarded, doors to:

Bedroom 1

13'3 x 12'3 approx (4.04m x 3.73m approx)
Exposed varnished floorboards, UPVC double glazed window to the front, radiator, door to overstairs storage cupboard and cast iron feature fireplace.

Bedroom 2

12'3 x 9'10 approx (3.73m x 3.00m approx)
UPVC double glazed window to the rear, radiator, built-in storage cupboard, cast iron fireplace.

Study

8' x 7'8 (2.44m x 2.34m)
UPVC double glazed window to the side, radiator and door to:

Bathroom

A white three piece suite comprising of a panelled bath with shower from the mains, low flush w.c., wash hand basin with vanity cupboard under, chrome heated towel

rail, tiled walls and splashbacks, UPVC double glazed window to the rear.

Outside

The property is set back from the road, privately enclosed with a dwarf brick wall and a path leading to the front entrance door. To the side elevation there is access to the rear garden through a secure gate where immediate to the property there is a patio area leading to the lawn. This has beds to the sides, a brick store and there is a brick wall to one side of the boundary and to the rear.

Directions

Proceed out of Long Eaton along Derby Road and turn left onto Park Street where the property can be found on the right as identified by our for sale board.

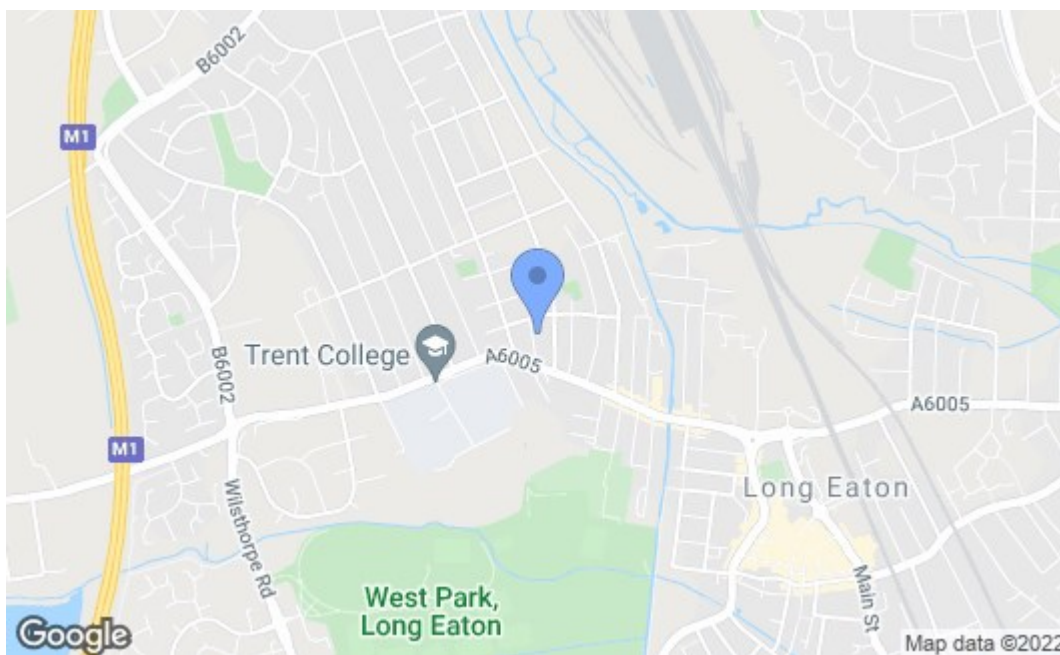
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16 PARK STREET, LONG EATON

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO₂) 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	

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