



44 Friar Street,
Long Eaton, Nottingham
NG10 1BZ

Price Guide £115-120,000
Freehold

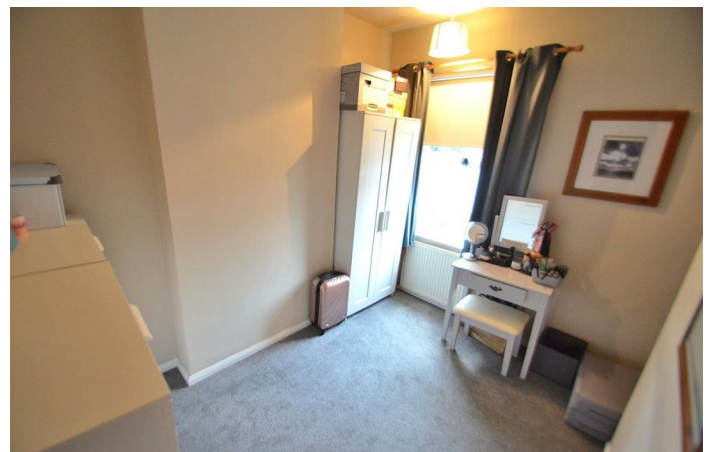


A MUCH IMPROVED TWO BEDROOM MID VICTORIAN PROPERTY.

Robert Ellis are extremely pleased to bring to the market this much improved TWO BEDROOM mid property located in the heart of Long Eaton, close to all the amenities and facilities the area has to offer. benefiting from modern conveniences such as re-fitted GAS CENTRAL HEATING and DOUBLE GLAZING. To fully appreciate the size and quality of the accommodation, an early viewing comes highly recommended. The property would ideally suit a first time buyer in search of a property that can be immediately occupied or a buy to let investor looking for a good rental return in a prime letting location. The property provides modern living over two floors.

The property is constructed of brick to the external elevation all under a re-tiled roof and in brief the accommodation comprises open modern lounge/diner, fitted kitchen, rear lobby, ground floor bathroom and to the first floor there are two bedrooms. Outside to the rear there is a garden laid mainly to lawn.

As previously mentioned the property is found close to all the shopping facilities provided by Long Eaton are within easy reach and these include the Asda and Tesco superstores as well as numerous other retail outlets, there are good schools for all ages, health care, sports facilities and excellent transport links including J25 of the M1, Long Eaton Station, East Midlands Airport and the A52 and other main roads which provide good access to both Nottingham and Derby.



Open Plan Lounge/Diner

Living Room Area

10'10" x 10'3" approx (3.30m x 3.12m approx)

UPVC double glazed window to the front and glazed entrance door, laminate flooring, wall mounted radiator, ceiling light point, archway through to:

Dining Area

11'3" x 10'6" approx (3.43m x 3.20m approx)

Stairs leading to the first floor with storage cupboard under, ceiling light point, wall mounted radiator, archway through to living area, laminate flooring and wooden panelled door to:

Kitchen

10'8" x 7'3" approx (3.25m x 2.21m approx)

With a range of matching wall and base units incorporating a roll edged laminate work surface over, stainless steel sink with hot and cold taps, mosaic tiled splashback, tiling to the floor, wall mounted radiator, UPVC double glazed window to the rear, wall mounted gas central heating combination boiler, space and plumbing for automatic washing machine and space and point for free standing fridge freezer, space and point for free standing cooker and panelled door to:

Rear Lobby

Secure door to the side leading to the garden, tiling to the floor, storage cupboard providing useful additional storage space, ceiling light point and panelled door to:

Bathroom

6'2" x 5'7" approx (1.88m x 1.70m approx)

Three piece suite comprising panelled bath, pedestal wash hand basin and low flush w.c., UPVC double glazed window to the rear, tiled splashbacks, ceiling light point, extractor fan, wall mounted radiator and tiling to the floor.

First Floor Landing

Ceiling light point and panelled doors to:

Bedroom 1

11'1" max x 10'1" max approx (3.38m max x 3.07m max approx)

UPVC double glazed window to the front, ceiling light point, wall mounted radiator and built-in wardrobes to chimney recess.

Bedroom 2

10'7" x 8' approx (3.23m x 2.44m approx)

UPVC double glazed window to the rear, wall mounted radiator, ceiling light point and loft access hatch.

Outside

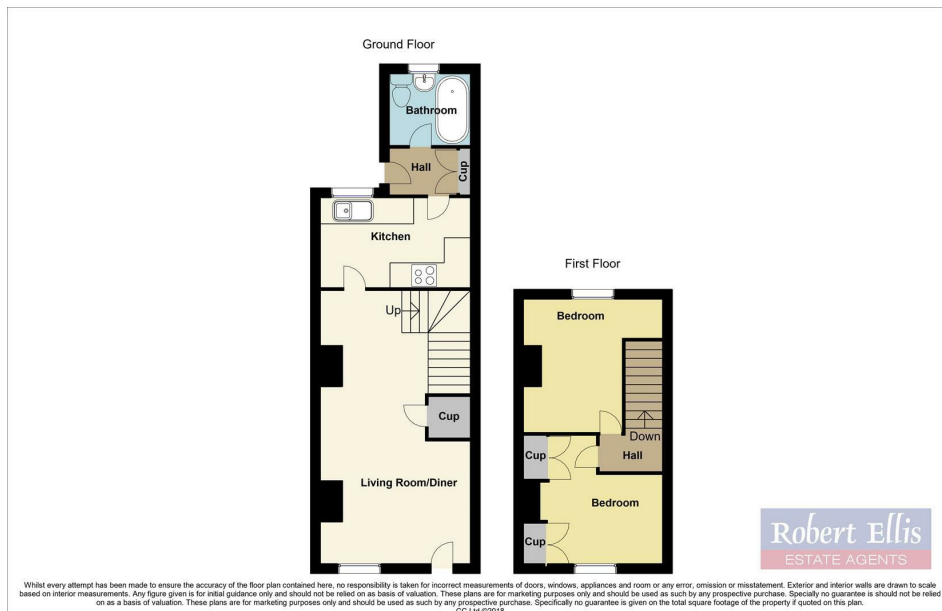
To the rear there is a garden laid to lawn, majority fencing to the borders with pathway to the rear for bin access.

Directions

Proceed out of Long Eaton along Tamworth Road and turn left into Friar Street and the property can be found on the right as identified by our 'for sale' board.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C		
(55-68) D	63	
(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		91
(81-91) B		
(69-80) C		
(55-68) D	59	
(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.