



Striding Edge Close,  
Long Eaton, Nottingham  
NG10 4PY

**£180,000 Freehold**



A TWO BEDROOM SEMI DETACHED HOUSE FOUND IN A CUL-DE-SAC LOCATION.

Robert Ellis are delighted to bring to the market this two bedroom semi detached property situated in a cul-de-sac location and benefiting from off street parking and in ready to move into condition, this property will appeal to first time buyer or investors as the property is currently let out but will be available with vacant possession. An early bird viewing comes highly recommended as we feel there will be a high level of demand.

The property is constructed of brick to the external elevation all under a pitched tiled roof and derives the benefits of gas central heating and double glazing. In brief the accommodation comprises of a porch which leads into the light and spacious lounge with stairs to the first floor and in turn leads to the kitchen. To the first floor there are two double bedrooms and a family bathroom. Outside there is off street parking for two cars and the rear garden is privately enclosed and low maintenance with a patio area and artificial lawn.



Entrance Hall

Lounge

12'11" x 11'9" approx (3.94m x 3.53m approx)

Dining Kitchen

11'9" x 8'1" approx (3.58m x 2.46m approx)

First Floor Landing

Bedroom 1

11'9" x 7'8" approx (3.58m x 2.34m approx)

Bedroom 2

11'9" x 8'1" approx (3.58m x 2.46m approx)

Bathroom

Outside

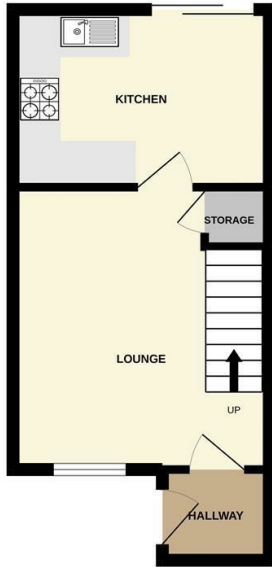
Directions

Proceed out of Long Eaton along Derby Road turning right into Curzon Street, left into Ennerdale Road, right into Helvellyn Way and left into Striding Edge Close where the property can be found on the right hand side.

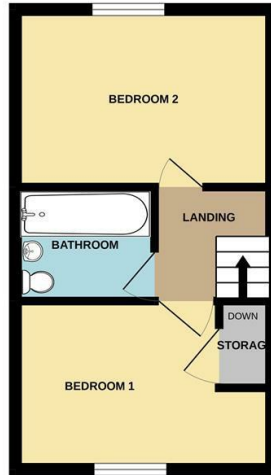
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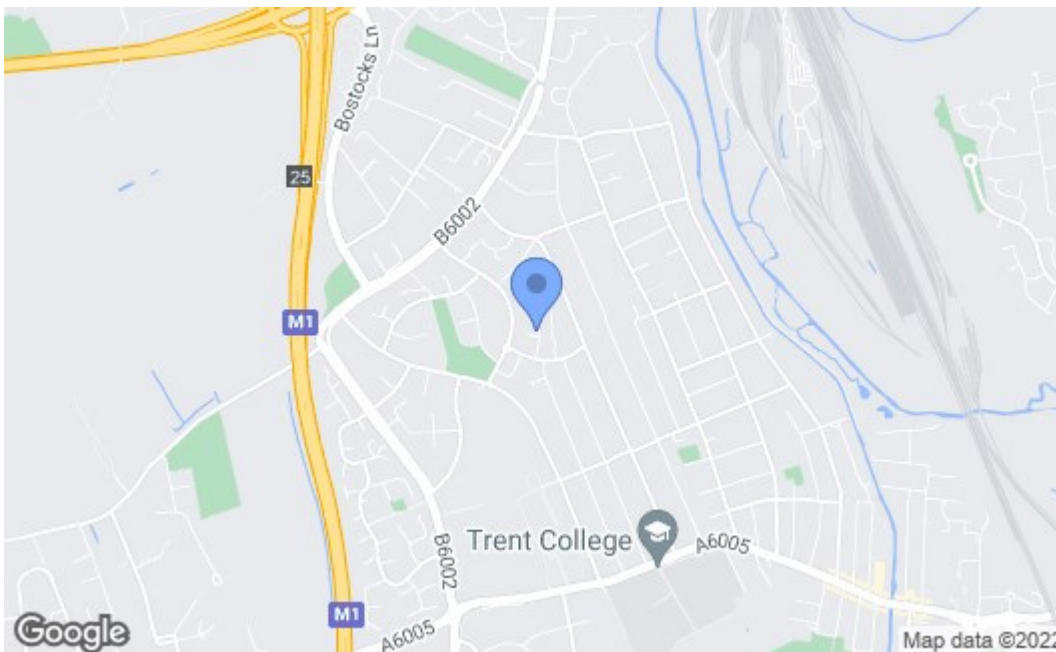
GROUND FLOOR  
267 sq.ft. (24.8 sq.m.) approx.



1ST FLOOR  
246 sq.ft. (22.9 sq.m.) approx.



TOTAL FLOOR AREA: 513 sq.ft. (47.7 sq.m.) approx.  
While 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 misstatement. 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.  
Made with Houspace v10.0.0.2



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B		74	
(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	

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