

Robert Ellis

look no further...



2a Cobden Street,
Long Eaton, Nottingham
NG10 1BL

£124,950 Freehold

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A TWO BEDROOM SEMI DETACHED PROPERTY SITUATED IN THE HEART OF LONG EATON AND BEING SOLD WITH THE BENEFIT OF NO UPWARD CHAIN.

Robert Ellis are delighted to bring to the market a property which is ideal for a first time buyer or investor, having been freshly re-decorated throughout and having new flooring laid it makes this property ready to move into. Being situated within walking distance of Long Eaton town centre, it is close to all the local amenities and facilities the area has to offer and an early internal viewing comes highly recommended.

The property derives the benefit of GAS CENTRAL HEATING and DOUBLE GLAZING and briefly comprises a lounge, dining kitchen, two double bedrooms and shower room. Outside there is a small forecourt to the front and side access leading to the low maintenance rear garden with two brick stores.

The property is well positioned within easy reach of all the amenities and facilities offered by Long Eaton including the Asda and Tesco superstores and numerous other retail outlets found along the high street, there are schools for all ages, health care and sports facilities and the excellent transport links include J25 of the M1, Long Eaton Station, East Midlands Airport and the A52 and other main roads to Nottingham and Derby.



Entrance hall

UPVC double glazed side entrance door, stairs to the first floor and doors to:

Lounge

13' x 10'11 approx (3.96m x 3.33m approx)

UPVC double glazed window to the front, radiator, TV and telephone points, door to understairs storage cupboard.

Dining Kitchen

13' x 11'11 approx (3.96m x 3.63m approx)

Wall, base and drawer units with roll edged work surfaces, stainless steel sink and drainer, tiled walls and splashbacks, integrated electric oven, gas hob and extractor hood over, appliance space, plumbing for automatic washing machine, cupboard housing gas central heating boiler, radiator, UPVC double glazed window to the side and rear, rear exit door.

First Floor Landing

With access to the loft and doors to:

Bedroom 1

13'1 x 10'11 approx (3.99m x 3.33m approx)

UPVC double glazed window to the front and radiator.

Bedroom 2

12'2 increasing to 15'3 x 10'1 approx (3.71m increasing to 4.65m x 3.07m approx)

Having a dual aspect with UPVC double glazed windows to the side and rear, radiator, storage cupboard housing water tank.

Shower Room

Walk-in shower cubicle with electric shower over and glass sliding doors, pedestal wash hand basin, low flush w.c., UPVC double glazed window to the side, radiator, tiled walls and splashbacks, tiled floor and extractor fan.

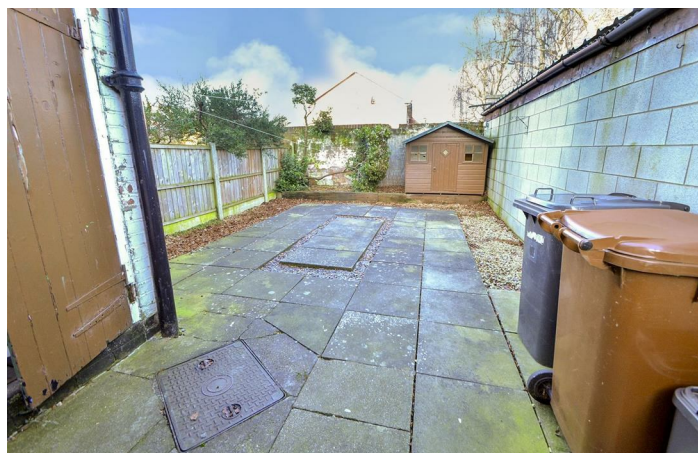
Outside

To the front of the property there is a small forecourt, privately enclosed with a brick wall boundary and a path giving access to the entrance door which you follow on to the rear garden via a secure gate. To the rear there is a low maintenance garden which is mainly laid with patio slabs,

raised border, garden shed, two brick stores and all privately enclosed with wall and fenced boundaries.

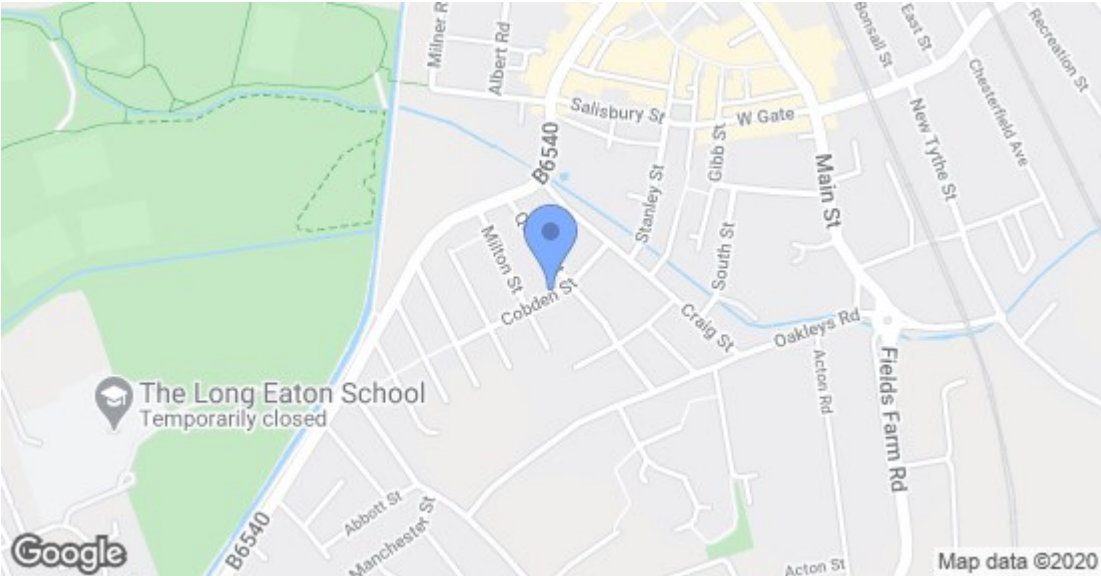
Directions

Proceed out of Long Eaton along Tamworth Road passing the library and taking the left turning into Lower brook Street. Turn right into Cobden Street where the property can be found on the right identified by our 'for sale' board. 5400AMEC





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		88
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	43	
(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		88
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	36	
(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.