

# Robert Ellis

*look no further...*



Britannia Road,  
Long Eaton, Nottingham  
NG10 4HF

**£120,000 Freehold**

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/robertellisestateagent



@robertellisea



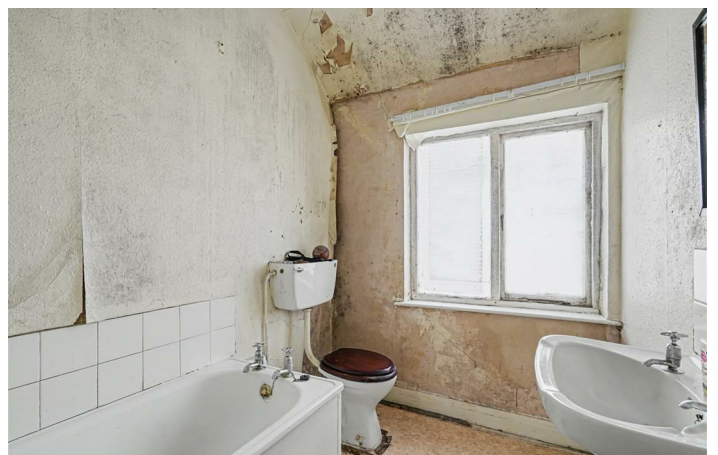
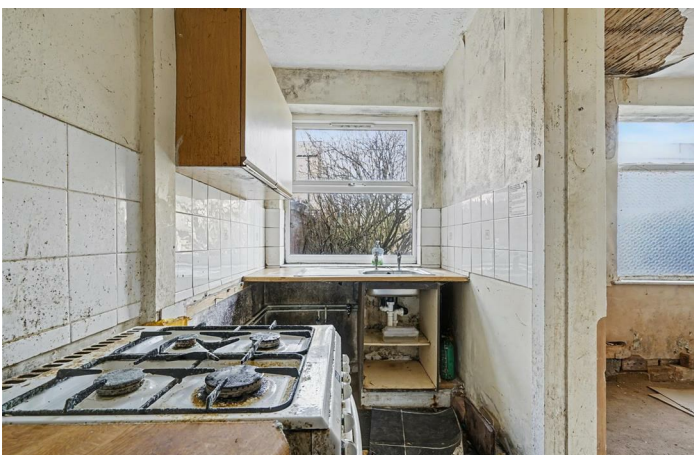


A FANTASTIC OPPORTUNITY WITH HUGE POTENTIAL. A TWO BEDROOM SEMI-DETACHED HOUSE BEING SOLD WITH NO UPWARD CHAIN

Situated on a quiet road within walking distance of Long Eaton town centre, this two-bedroom semi-detached property offers an exciting opportunity for those looking to renovate and add value. In need of modernisation throughout, the property boasts good-sized rooms and excellent scope to reconfigure, with potential to create a desirable open plan kitchen diner. With two double bedrooms and well-proportioned living space, this home provides a superb canvas for a new owner. Externally, there is an enclosed rear garden, offering further potential to enhance and enjoy. Ideal for investors or buyers seeking a project, this property presents a rare chance to create a home tailored to your own style in a highly convenient location.

The property is entered via the front door, leading into the lounge, which retains original internal doors and benefits from an understairs storage cupboard. A further door leads through to the dining room, which in turn provides access to the rear garden and offers potential to be opened into the kitchen to create a spacious kitchen diner. To the first floor, the landing leads to two generously sized bedrooms, both with in-built storage, along with a bathroom. Externally, there is a front garden and an enclosed rear garden. The property requires renovation throughout but presents excellent potential for a new owner to create a home to their own specification.

This property is situated on a quiet road between Granville Avenue and Bennett Street which is close to Derby Road. The property is within easy reach of the Asda, Tesco, Lidl and Aldi stores and numerous other retail outlets found in Long Eaton town centre, there are excellent schools for all ages within walking distance of the property, healthcare and sports facilities which include the West Park Leisure Centre and adjoining playing fields, walks along the banks of the canal and open space beyond and excellent transport links include J25 of the M1 which is only a few minutes drive away from the property, 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.





### Entrance Hall

With UPVC double glazed front door, carpeted flooring, ceiling light, door to lounge, stairs to first floor

### Lounge

10'4 x 10'8 approx (3.15m x 3.25m approx)

The lounge has a UPVC double glazed window to front, ceiling light, double radiator, TV point, ceiling rose, dado and picture rails. With doors to understairs storage cupboard and door into dining room.

### Dining Room

11'7 x 8'8 approx (3.53m x 2.64m approx)

With a wooden window overlooking the garden, and back door, carpeted flooring, double radiator, ceiling light and door into kitchen.

### Kitchen

12'1 x 4'4 approx (3.68m x 1.32m approx)

With a UPVC double glazed window overlooking the rear garden, ceiling light, wall, drawer and base kitchen units with laminate worktops, inset stainless steel sink and white splash back tiling, gas cooker and space for washing machine and fridge freezer.

### Landing

With carpeted flooring, ceiling light, access to the loft via a loft hatch, doors off to two bedrooms and bathroom.

### Bedroom One

17'2 x 10'5 approx (5.23m x 3.18m approx)

The main bedroom has two UPVC double glazed window to front elevation, carpeted flooring, double radiator, ceiling light, tv point, picture rail and in built storage cupboard.

### Bedroom Two

12'1 x 10'8 approx (3.68m x 3.25m approx)

With wooden window overlooking the rear garden, double radiator, carpeted flooring, Ceiling light, picture rail, in built storage cupboard.

### Bathroom

5'5 x 9'1 approx (1.65m x 2.77m approx)

With wooden window to the rear, ceiling light, double radiator, panelled bath, W.C and pedestal sink with splashback tiling.

### Outside

To the front there is an established garden with a path leading to the front door. There is access to the rear to the right hand side with a gate into the back garden.

To the rear there is a good size garden which is in need of attention, having a brick wall and fencing to the boundaries.

### Directions

Proceed out of Long Eaton along Derby Road and turn down either Bennett Street or Granville Avenue and the property can be found by turning onto Britannia Road.

9207JG

### Council Tax

Erewash Council Band A

### Agents Notes - Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 14mbps Superfast 80mbps

Ultrafast 1800mbps

Phone Signal – EE, 02, Three, Vodafone

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

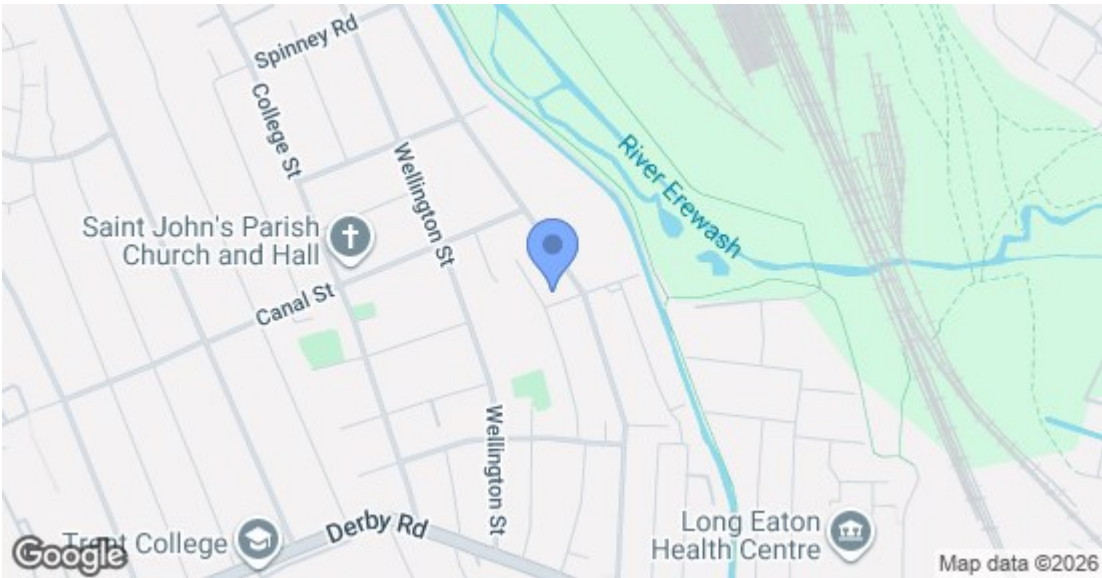
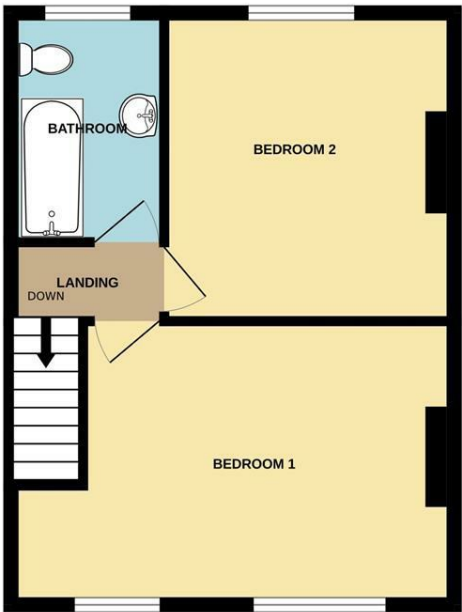
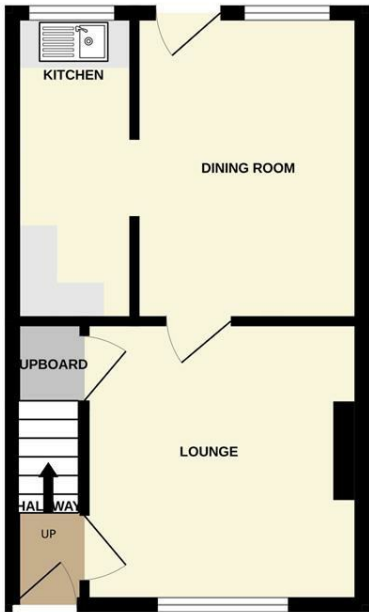
Other Material Issues – No





GROUND FLOOR

1ST FLOOR



| Energy Efficiency Rating                                        |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very energy efficient - lower running costs                     |         |           |
| (92 plus) A                                                     |         | 86        |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       |         |           |
| (55-68) D                                                       |         |           |
| (39-54) E                                                       | 53      |           |
| (21-38) F                                                       |         |           |
| (1-20) G                                                        |         |           |
| Not energy efficient - higher running costs                     |         |           |
| England & Wales 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 |         |           |
| 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.