

Russell Street,  
Long Eaton, Nottingham  
NG10 4LU

**O/O £200,000 Freehold**



A TWO BEDROOM SEMI DETACHED HOUSE OFFERING WELL MAINTAINED ACCOMMODATION.

Robert Ellis are pleased to bring to the market this quirky finished, well maintained semi detached house situated in the ever popular location within Long Eaton, having great access and commute links such as the M1 and A52 as well as within walking distance of Long Eaton town centre and all the amenities it has to offer. We believe this property will appeal to first time buyers and young families and for all that is included, an internal viewing comes highly recommended.

The property benefits from gas central heating and double glazing throughout and in brief comprises of a lounge to the front with bay window, dining room with a retro fireplace and access to the understairs storage cupboard and kitchen. To the first floor there are two double bedrooms and at the rear a modern white three piece bathroom. Outside the property has a front courtyard with steps to the front door and the rear garden comprises of a patio, decked area, pond and access to a brick built store.

The property is within easy reach of the Asda and Tesco superstores and numerous other retail outlets found in Long Eaton town centre, there are excellent schools for all ages, healthcare and sports facilities and the transport links include Junction 25 of the M1, East Midlands Airport, Long Eaton train station, which is literally only a few minutes' walk away from the property and the A52 and other main roads which provide good access to both Nottingham and Derby.



### Lounge

12'5 x 11'5 approx (3.78m x 3.48m approx)

Laminate flooring, feature fireplace, marble hearth and surround, radiator, double glazed bay window to the front and coving to the ceiling.

### Dining Room

12'5 x 12' approx (3.78m x 3.66m approx)

Radiator, double glazed window to the rear, retro electric fire, laminate flooring and access to the understairs storage cupboard and kitchen.

### Kitchen

9'4 x 9'4 approx (2.84m x 2.84m approx)

Comprising of wall, base and drawer units with a roll edged work surface over, double glazed windows to the front and side, UPVC door to the garden, stainless steel sink and drainer, space and plumbing for an automatic washing machine, space for a fridge freezer, gas oven and hob.

### First Floor Landing

With doors to:

#### Bedroom 1

12'5 x 11'6 approx (3.78m x 3.51m approx)

Double glazed window to the front, radiator and access to overstairs storage cupboard/wardrobe.

#### Bedroom 2

12' x 11'7 approx (3.66m x 3.53m approx)

Double glazed window to the rear, radiator and laminate flooring.

### Bathroom

9'4 x 6'4 approx (2.84m x 1.93m approx)

Panelled bath, low flush w.c., wash hand basin, extractor fan, tiled walls and floor, obscure UPVC double glazed window to the rear and radiator.

### Outside

The property has a front courtyard with steps leading to the front door, there is also access down the side to the rear garden. The rear garden comprises of a large patio area, decked terrace, pond and brick built store to the rear boundary.

### Directions

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

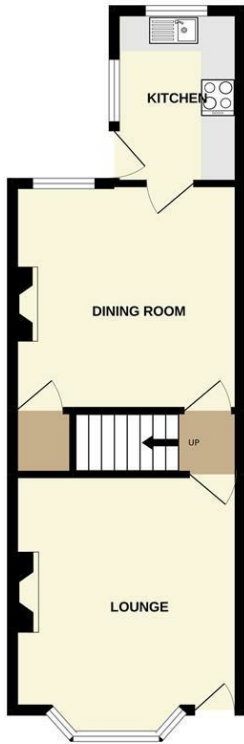
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### Council Tax

Band A - £1,315



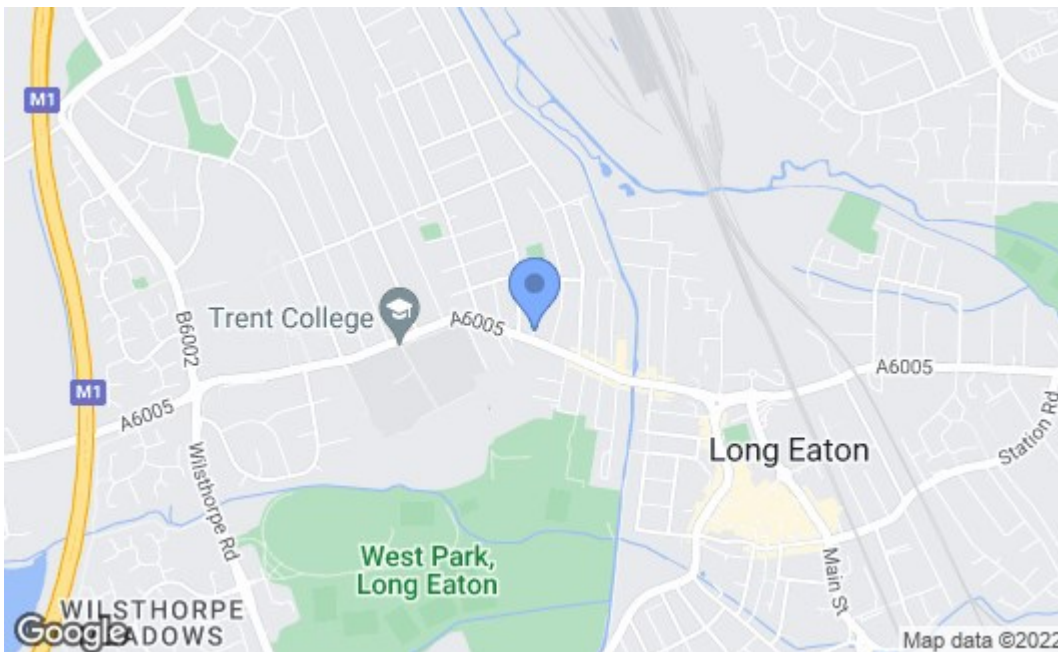
GROUND FLOOR  
404 sq.ft. (37.5 sq.m.) approx.



1ST FLOOR  
405 sq.ft. (37.6 sq.m.) approx.



TOTAL FLOOR AREA : 809 sq.ft. (75.2 sq.m.) approx.  
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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		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.