Robert Ellis

look no further...

Landsdown Grove,
Long Eaton, Nottingham
NG10 2BD

£184,950 Freehold

A REFURBISHED THREE BEDROOM MID TERRACE HOUSE WITH OFF STREET PARKING AND BEING SOLD WITH NO UPWARD CHAIN.

Robert Ellis are delighted to bring to the market this recently refurbished mid terrace home. The property has been upgraded and benefits from double glazing with a new composite front door, newly fitted gas central heating system including new boiler, new flooring throughout, re-wiring including new consumer unit, hard wired smoke and carbon monoxide detectors, re-plastered throughout, brand new kitchen with built-in appliances, newly fitted bathroom and significant upgrades to the garden. The property would suit a range of buyers including a growing family, first time buyer and equally those looking to downsize.

The property briefly comprises of an entrance hallway, lounge, kitchen with integrated appliances and a conservatory. To the first floor there are three bedrooms and a newly fitted bathroom suite. Outside at the front there is off street parking with access down the side for the removal of bins and access into the rear garden. To the rear there is an enclosed garden with newly fitted fencing and recently laid lawn with a patio area.

Located in the popular town of Long Eaton, close to a wide range of schools, shops and parks, the property is within walking distance of Long Eaton town centre where supermarkets and health facilities can be found. The property has fantastic transport links including nearby bus routes and easy access to major road links such as the A50, A52 and M1. An internal viewing is highly recommended to appreciate the property on offer.

Entrance Hall
Composite front door, carpeted flooring and ceiling light.

Lounge
10'7 x 10'7 approx (3.23m x 3.23m approx)
UPVC double glazed window to the front, carpeted flooring, radiator, understairs storage cupboard and ceiling light.

Kitchen
10'7 x 13'8 approx (3.23m x 4.17m approx)
UPVC double glazed window to the conservatory, vinyl flooring, wall, base and drawer units with work surfaces over and inset sink and drainer, integrated fridge, integrated electric oven and hob with extractor fan over, built-in washing machine, wall mounted boiler, radiator and ceiling light.

Conservatory
9'7 x 6'9 approx (2.92m x 2.06m approx)
UPVC double glazed windows and door looking out and leading to the rear, tiled flooring, radiator.

First Floor Landing
Carpeted flooring, radiator, loft access and ceiling light.

Bedroom 1
10'7 x 8'3 approx (3.23m x 2.51m approx)
UPVC double glazed window to the front, carpeted flooring, radiator, built-in storage cupboard and ceiling light.

Bedroom 2
8'1 x 9'5 approx (2.46m x 2.87m approx)
UPVC double glazed window to the rear, carpeted flooring, radiator and ceiling light.

Bedroom 3
5'5 x 9'5 approx (1.65m x 2.87m approx)
UPVC double glazed window to the front, carpeted flooring, radiator and ceiling light.

Bathroom
4'8 x 7'8 approx (1.42m x 2.34m approx)
Obscure UPVC double glazed window to the rear, vinyl flooring, bath with shower over and mixer tap, low flush w.c., pedestal wash hand basin, built-in cupboards and ceiling light.

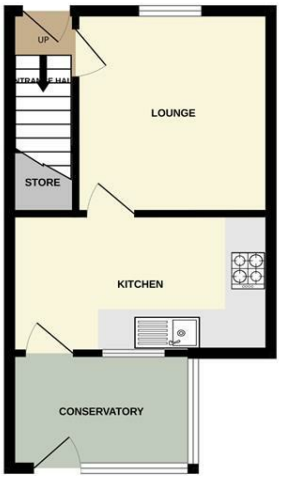
Outside
There is off street parking to the front with access down the side for removal of bins into the rear garden. To the rear there is an enclosed garden with new fencing, recently laid lawn and patio area.

Directions
Proceed out of Long Eaton along Nottingham Road taking the left hand turning after the bridge into Norfolk Road. Continue along where Landsdown Grove is situated as the first turning on the right.
7501AMRS

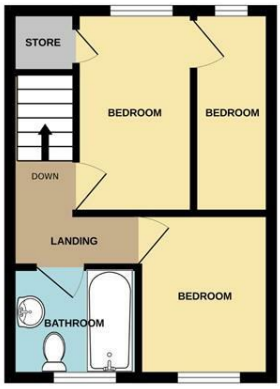
Council Tax
Erewash Borough Council Band A

Robert Ellis
ESTATE AGENTS

GROUND FLOOR



1ST FLOOR



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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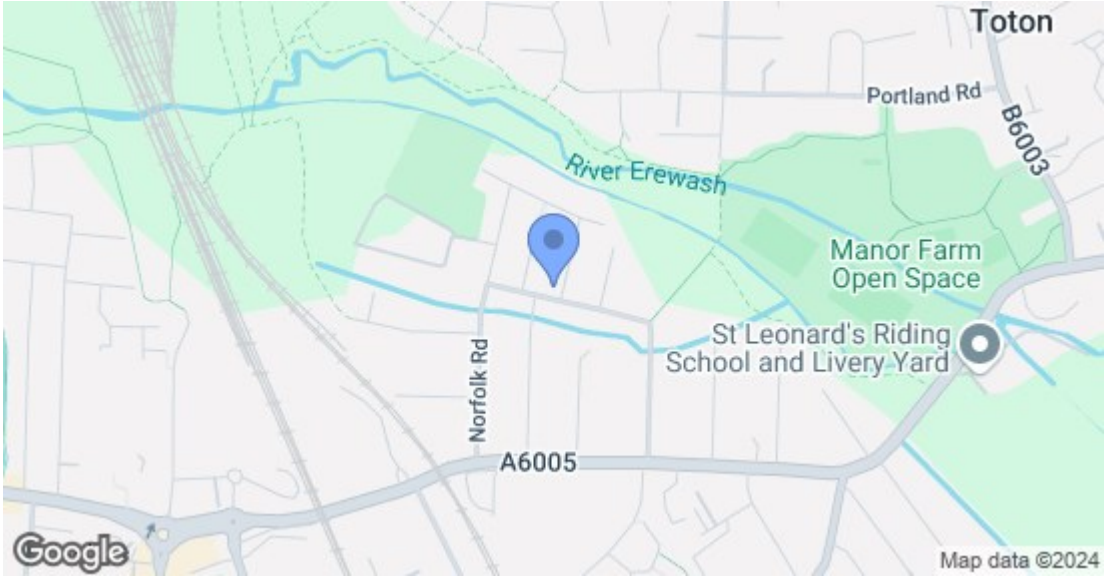

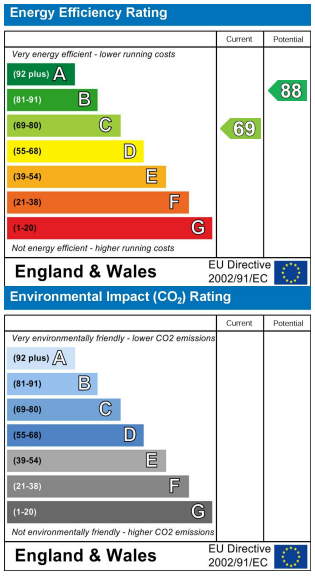

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

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