

Robert Ellis

look no further...



William Street,
Long Eaton, Nottingham
NG10 4GB

Price Guide £165-170,000
Freehold

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A TWO BEDROOM END TERRACE IDEAL FOR THE FIRST TIME BUYER OR INVESTOR, SELLING WITH NO UPWARD CHAIN.

Robert Ellis are pleased to bring to the market this ideal first time buyer or investment opportunity. The property was originally purchased as an owner occupier property.

Deriving the benefit of modern conveniences such as gas central heating and majority double glazing. The property is accessed from a small walled garden to the front with a living room, dining kitchen incorporating a large understairs storage cupboard, bathroom with a white three piece suite and to the first floor there are two bedrooms. Small frontage and an enclosed garden to the rear.

William Street is well placed for easy access to the centre of Long Eaton where there are Asda and Tesco superstores and many other retail outlets as well as pubs, restaurants, the well known Clifford gym and there is the West Park Leisure Centre and adjoining playing fields and the excellent transport links include J25 of the M1, East Midlands Airport, stations at Long Eaton and East Midlands Parkway and the A52 and other main roads which provide good access to Nottingham, Derby and other East Midlands towns and cities.



Living Room

11'10" x 10'10" approx (3.63m x 3.31m approx)

UPVC double glazed leaded door to the front, two windows to the front, feature cast iron stove with York stone hearth and wooden mantle above, inset shelving to chimney recess, built-in meter cabinet with decorative feature door. Original stripped wood flooring, ceiling light point, wall mounted double radiator, internal panelled door to:

Dining Kitchen

10'10" x 12'4" approx (3.31m x 3.77m approx)

With a range of matching wall and base units incorporating a laminate work surface above, integrated oven with four ring stainless steel gas hob over and stainless steel gas hob above, tiled splashbacks, space and plumbing for an automatic washing machine, stainless steel sink with hot and cold taps over, wall mounted double radiator, ample space for a fridge freezer, laminate flooring, large understairs storage cupboard, UPVC double glazed window to the rear, UPVC double glazed door to the enclosed rear garden. Stairs to the first floor and panelled door to:

Bathroom

11'4" x 4'9" approx (3.46m x 1.46m approx)

A modern white three piece suite comprising of a panelled bath with mains fed mixer shower attachment over, low flush w.c., pedestal wash hand basin, tiled splashbacks, UPVC double glazed window to the side, laminate flooring, wall mounted double radiator.

First Floor Landing

Ceiling light point, panelled doors to:

Bedroom 1

11'11" x 11'3" approx (3.65m x 3.44m approx)

UPVC double glazed window to the front, wall mounted double radiator, ceiling light point.

Bedroom 2

11'10" x 6'11" approx (3.63m x 2.11m approx)

UPVC double glazed window to the rear, wall mounted double radiator, ceiling light point, built-in storage cupboard housing the gas central heating combination boiler.

Outside

The property stands back from William Street with a wall and wrought iron fencing, block paved pathway to the front entrance door and a small enclosed garden.

To the rear there is an enclosed, landscaped garden laid mainly to lawn with fencing to the boundaries, block paved patio area, outside security lighting and mature shrubs and trees planted to the borders.

Directions

Proceed out of Long Eaton along Derby Road and at the bend turn right into College Street. Take the left turning into Canal Street and right into William Street.

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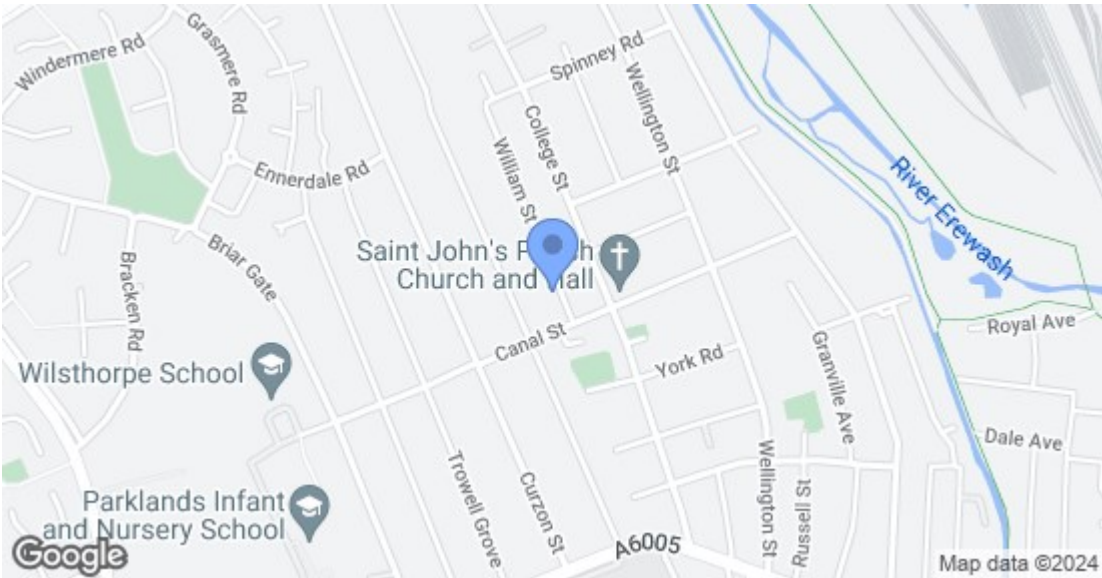
Council Tax

Erewash Borough Council Band A





21 WILLIAM STREET, LONG EATON
TOTAL FLOOR AREA: 563 sq.ft. (52.3 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) A		87
(81-91) B		
(69-80) C		69
(55-68) D		
(39-54) E		
(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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

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