



31 Howard Close,
Long Eaton, Nottingham
NG10 1NG

£154,950 Freehold



IDEAL FIRST TIME BUY OR BUY TO LET OPPORTUNITY. THIS IMMACULATLY PRESENTED, REFURBISHED TWO BEDROOM END TERRACE PROPERTY COMES TO THE MARKET WITH NO UPWARD CHAIN, DRIVEWAY, LARGE GARDEN, RE-FITTED KITCHEN AND BATHROOM.

Robert Ellis are extremely pleased to bring to the market this well presented TWO BEDROOM end property situated on Howard Close, ideally located for easy access to Long Eaton town centre, Asda and Tesco superstores along with local bus routes. This end property offers two double bedrooms, re-fitted kitchen and bathroom and would suit a first time buyer, someone looking to downsize or a buy to let investor.

The property is constructed of brick to the external elevations all under a tiled roof and derives the benefit of modern ELECTRIC HEATING and DOUBLE GLAZING. In brief the accommodation comprises entrance hallway, lounge, dining kitchen with patio doors leading to the garden, two double bedrooms to the first floor and bathroom. With a good size garden laid to lawn and separate driveway. Sitting on a corner plot the property also benefits from having a garden to the side with further potential to create an additional garden or driveway space subject to a buyers needs and requirements and necessary permissions.

As previously mentioned the property is within a few minutes walk of the Asda and Tesco superstores which are based on the edge of Long Eaton as well as all the other retail outlets found in the town centre, there are excellent schools for all ages, healthcare and sports facilities and excellent transport links which include J25 of the M1, 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 Lobby

UPVC double glazed leaded door to the front elevation, ceiling light point, stairs to the first floor, storage cabinet housing electrical consumer unit and meters, internal panelled door to:

Living Room

16'8 x 12'8 approx (5.08m x 3.86m approx)

UPVC double glazed leaded window to the front elevation, ceiling light point, wall mounted radiator, feature electric fireplace, semi recessed glazed panelled door to:

Kitchen

12'11 x 9'1 approx (3.94m x 2.77m approx)

With a range of matching wall and base units incorporating wooden work surface over, 1-1/2 bowl stainless steel sink with swan neck mixer tap above, integral oven with four ring ceramic hob and stainless steel extractor hood above, tiled splashbacks, space and point for free standing fridge freezer, space and plumbing for automatic washing machine, UPVC double glazed window to the rear, UPVC double glazed sliding patio door to the enclosed rear garden, ample dining space, wall mounted radiator and two ceiling light points.

First Floor Landing

Ceiling light point, loft access hatch, airing/storage cupboard housing hot water cylinder and panelled doors to:

Bedroom 1

13'5 x 9'8 approx (4.09m x 2.95m approx)

UPVC double glazed leaded picture window to the front, ceiling light point, wall mounted radiator, large built-in wardrobe providing ample storage space.

Bedroom 2

9' x 7'8 approx (2.74m x 2.34m approx)

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

Bathroom

Modern three piece suite comprising panelled bath with electric 'Triton' shower over, pedestal wash hand basin, low flush w.c., heated chrome towel rail, UPVC double glazed window to the rear, ceiling light point, tiled splashbacks.

Outside

The property sits on a corner plot with a pathway to the front entrance door, gardens laid to lawn at the side and rear, off the road vehicle hard standing, large paved patio area, fencing to the borders, mature shrubs and trees planted to the boundaries. The garden to the side could be converted into additional hard standing or garden space, subject to a buyers requirements and necessary permissions.

Directions

Proceed out of Long Eaton along Derby Road and turn right into Cranmer Street, turn right into Olive Avenue and right again into Tudor Close. Turn left into Howard Close and the property can be found as identified by our 'for sale' board.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	56	
(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		66
(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.