Robert Ellis

look no further. . .

Trafalgar Square,
Long Eaton, Nottingham
NG10 1GQ

£129,950 Freehold

0115 946 1818

/robertellisestateagent @robertellisea

A TWO BEDROOM MID PROPERTY IDEAL FOR THE FIRST TIME BUYER OR INVESTOR.

Robert Ellis are pleased to bring to the market this buy to let or first time buyer opportunity. This two bedroom terrace house is found in a popular residential location with easy access to the town centre and all that Long Eaton has to offer and is ready to move in to, an early bird viewing is recommended to avoid disappointment.

The property is a traditional terrace house constructed of brick to the external elevation all under a pitched tiled roof and derives the benefit of double glazing and gas central heating, with the boiler being fitted in March 2022. In brief the accommodation comprises of a lounge to the front and access to the dining room with stairs to the first floor. The dining room opens out into the kitchen which is a great space for entertaining along with access to an understairs storage cupboard and outside to the garden. To the first floor there are two bedrooms and a bathroom with a three piece white suite. Outside there is a lawned garden with a path leading to the front door and the rear garden comprises of a decked area and patio and there is access through a rear gate to a storage shed.

At hand are the Asda and Tesco superstores and numerous other retail outlets found in Long Eaton town centre, schools for all ages, walks along the picturesque Long Eaton canal, health care and sports facilities and excellent transport links including the Long Eaton Station, J25 of the M1, East Midlands Airport and the A52 providing excellent access to Nottingham and Derby. Selling with the benefit of no upward chain, viewing is highly recommended.

Lounge
11'8 x 11'8 approx (3.56m x 3.56m approx)
UPVC double glazed window and door to the front, laminate flooring, exposed brick fireplace, dado rail and radiator.

Dining Kitchen
18'4 x 11'9 reducing to 6'5 approx (5.59m x 3.58m reducing to 1.96m approx)

Dining Area
Double glazed window to the rear, radiator and access to the understairs storage cupboard, open to:

Kitchen Area
Wall, base and drawer units with work surface over, space and plumbing for a washing machine, gas oven and hob, space for a fridge freezer, stainless steel sink and drainer, tiled splashbacks, laminate flooring, recently installed boiler (March 2022), UPVC double glazed window to the rear and UPVC door to the side.

First Floor Landing
With doors to:

Bedroom 1
11'9 x 11'9 approx (3.58m x 3.58m approx)
UPVC double glazed window to the front, radiator and storage cupboard.

Bedroom 2
8'9 x 8'8 approx (2.67m x 2.64m approx)
Double glazed window to the rear, radiator and laminate flooring.

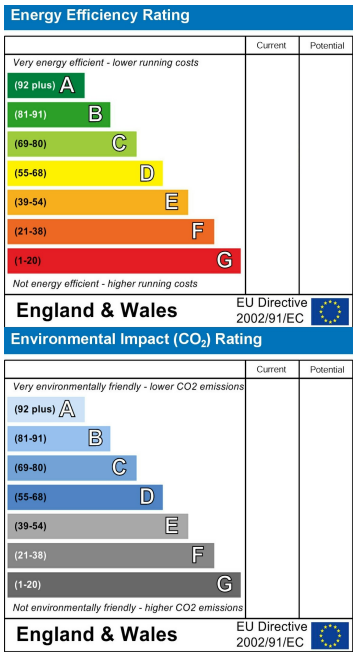
Bathroom
6'5 x 5'9 approx (1.96m x 1.75m approx)
Comprising of a panelled bath with electric shower over, low flush w.c., pedestal wash hand basin, tiled walls and floor, radiator and obscure double glazed window to the rear.

Outside
The front of the property has a lawn with decorative stone chippings and plants with a garden path to the front door.

The rear garden has a patio and decked area and access to an outhouse through a gate.

Directions
Proceed out of Long Eaton along Waverley Street and proceed through the traffic lights and turn left into Trafalgar Terrace where Trafalgar Square can be found on the right.
7075AMLT

Council Tax
Band A - £1,315



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.

5 Derby Road, Long Eaton, Nottingham, Nottinghamshire, NG10 1LU
longeaton@robertellis.co.uk
0115 946 1818