Robert Ellis

look no further...







Curzon Street,
Long Eaton, Nottingham
NG10 4FL

£150,000 Freehold

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THIS IS A GREAT OPPORTUNITY FOR BUYERS THAT ARE LOOKING FOR THEIR NEXT PROJECT?

The entrance porch opens into the living room which is light and airy due to the floor to ceiling glazed window. There is an understairs storage cupboard and door leading to the kitchen. The kitchen is open to the dining area with patio doors to the conservatory that overlooks the rear garden. The first floor landing provides access to the the three bedrooms and three piece bathroom. Two bedrooms are double in size and the third is a single or home office.

The garden to the rear is a generous size and has a gate access to the front. There is a driveway to the front that provides off road parking for multiple vehicles. Viewings are highly recommended to appreciate this great opportunity.

The property is within easy reach of the Asda, Tesco, Lidl and Aldi stores along with numerous other retail outlets found in Long Eaton town centre, there are excellent schools for all ages, healthcare and sports facilities which include the West Park Leisure Centre and adjoining playing fields and transport links include J25 of the M1, Long Eaton and East Midlands Parkway Stations, East Midlands Airport and the A52 and other main roads all of which provide good access to Nottingham, Derby and other East Midlands towns and cities.





Porch
Timber frame, single glazed with French doors to the front, timber door with a half moon decorative light panel and glazed decorative light panel above opening to:

Living Room
11'11" x 14'7" to 17'4" max approx (3.64m x 4.47m to 5.3m max approx)
Timber framed single glazed floor to ceiling window to the front, obscure UPVC double glazed window to the side, grey wood effect laminate flooring, radiator, coving, fireplace with gas fire (not tested), stairs to the first floor, understairs storage cupboard with an obscure UPVC double glazed window to the side, housing the electric consumer unit and having a light.

Kitchen
11'11" x 7'9" approx (3.65m x 2.38m approx)
UPVC double glazed windows to the side and rear, timber door with obscure glazed panel to the rear, mix of wall, base and drawer units with laminate work surface over, composite sink and drainer with chrome mixer tap, gas oven, stainless steel extractor and splashback, plumbing and spaces for a washing machine and dishwasher, laminate flooring, wall mounted boiler housed in a cupboard, open to:

Dining Area
10'11" x 13'0" approx (3.33m x 3.97m approx)
Double glazed sliding patio doors to the conservatory, radiator, continuation of the laminate flooring.

Conservatory
9'5" x 6'10" approx (2.89m x 2.09m approx)
UPVC panel and double glazed windows, sliding patio door to the rear, polycarbonate roof.

First Floor Landing
Obscure UPVC double glazed window to the side, loft access hatch and doors to:

Bedroom 1
11'10" x 10'0" approx (3.63m x 3.07m approx)
UPVC double glazed window to the front, radiator.

Bedroom 2
10'10" x 9'11" approx (3.32m x 3.03m approx)
UPVC double glazed window to the rear, radiator, airing/storage cupboard.

Bedroom 3
6'11" x 6'4" approx (2.11m x 1.95m approx)
UPVC double glazed window to the front, radiator and wood effect laminate flooring.

Bathroom
5'10" x 5'10" approx (1.80m x 1.80m approx)
Obscure UPVC double glazed window to the rear, three piece white suite comprising of a low flush w.c., pedestal wash hand basin, bath with electric shower over, tiled splashback, radiator.

Outside
There is a dropped curb providing off road parking for a couple of vehicles.

The rear garden has a paved seating area, wooden fence to the boundaries, timber storage shed, gated access to the front.

Directions
Proceed out of Long Eaton along Derby Road and after passing the bend Curzon Street can be found as the second turning on the right and the property identified by our for sale board.
9618MH

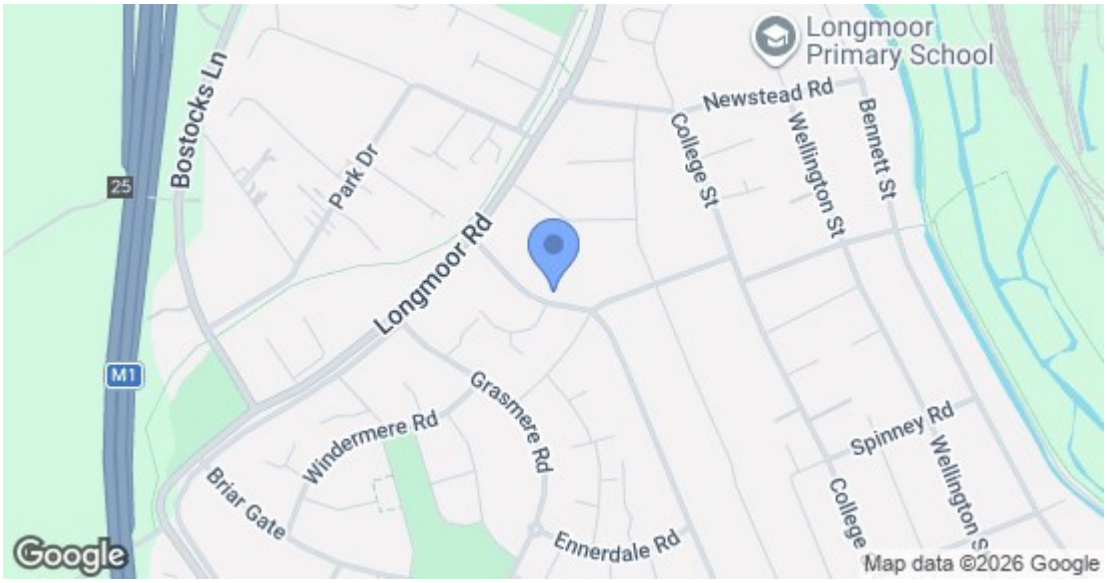
Council Tax
Erewash Borough Council Band B

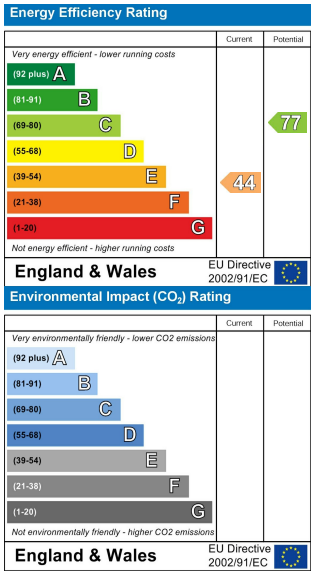
Additional Information
Electricity – Mains supply
Water – Mains supply
Heating – Gas central heating
Septic Tank – No
Broadband – BT, Sky, Virgin
Broadband Speed - Standard 7mbps Superfast 69mbps Ultrafast 1800mbps
Phone Signal – EE, 02, Three, Vodafone
Sewage – Mains supply
Flood Risk – No flooding in the past 5 years
Flood Defenses – No
Non-Standard Construction – No
Any Legal Restrictions – No
Other Material Issues – No











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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