Robert Ellis

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Bennett Street,
Long Eaton, Nottingham
NG10 4RD

Price Guide £140-150,000

Freehold

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A TRADITIONAL AND SPACIOUS THREE BEDROOM END PROPERTY CLOSE TO THE HEART OF LONG EATON, IDEAL FOR THE INVESTOR OR FIRST TIME BUYER.

Robert Ellis are delighted to market this charming three-bedroom traditional Victorian end-terrace situated on the ever-popular Bennett Street, just a short distance from Long Eaton town centre and its excellent local amenities. This well presented home has been recently redecorated throughout and is offered to the market with no upward chain, making it an ideal purchase for first-time buyers, families, or investors alike. The accommodation comprises two spacious reception rooms, a modern fitted kitchen, and a ground floor bathroom. To the first floor, there are three well-proportioned bedrooms offering comfortable and flexible living space. Outside, the property benefits from an enclosed rear garden, perfect for relaxing or entertaining.

The property is constructed of brick to the external elevation all under a pitched tiled roof and briefly comprises of a living room that flows through to the dining room and then the kitchen with the bathroom located to the rear of the property. To the first floor there are three bedrooms, the third bedroom accessed from the second. Outside from the front the property has great stance and curb appeal from the road and the rear garden comprises of a decked area and lawned garden.

The property is within easy reach of the Asda and Tesco superstores and numerous other retail outlets found in Long Eaton town centre, there are excellent schools for all ages within walking distance of the property, healthcare and sports facilities which include the West Park Leisure Centre and adjoining playing fields, walks along the banks of the canal and open space beyond and excellent transport links include J25 of the M1 which is only a few minutes drive away from the property, 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.

Lounge
12'3 x 12'1 approx (3.73m x 3.68m approx)
With UPVC double glazed window to the front, wooden front door, laminate flooring, double radiator, TV point, ceiling light, cast iron fireplace.

Dining Room
12'1 x 11'3 approx (3.68m x 3.43m approx)
With UPVC double glazed window to the rear, carpeted flooring, radiator, ceiling light, TV point, door to the under-stairs cupboard and door into the kitchen.

Kitchen
8'11 x 7'5 approx (2.72m x 2.26m approx)
With UPVC double glazed window to the rear side garden, wooden door to the garden, recently replaced vinyl flooring, ceiling light and a door into the bathroom. The kitchen comprises off wall drawer and base to two walls, laminate rolled edge worktops, splash-back tiling, space for a standing fridge freezer, oven and space for washing machine.

Bathroom
7'5 x 5'8 approx (2.26m x 1.73m approx)
The bathroom has two UPC double glazed obscure windows to the rear, vinyl flooring, ceiling light, double radiator, WC, pedestal sink, panelled bath and shower which is mains fed over the bath position.

First Floor:

Landing
2'4 x 3 aprox (0.71m x 0.91m aprox)
With carpeted flooring, ceiling light and doors off to two bedrooms.

Bedroom One
11'5" x 11'6" approx (3.48m x 3.51m approx)
With UPVC double glazed window to the rear elevation, carpeted flooring, radiator, ceiling light and access to the loft hatch. Door into the third bedroom

Bedroom Two
36'1"'22'11" x 36'1"' approx (11'7 x 11' approx)
With UPVC double glazed window to the front elevation, carpeted flooring, radiator, ceiling light.

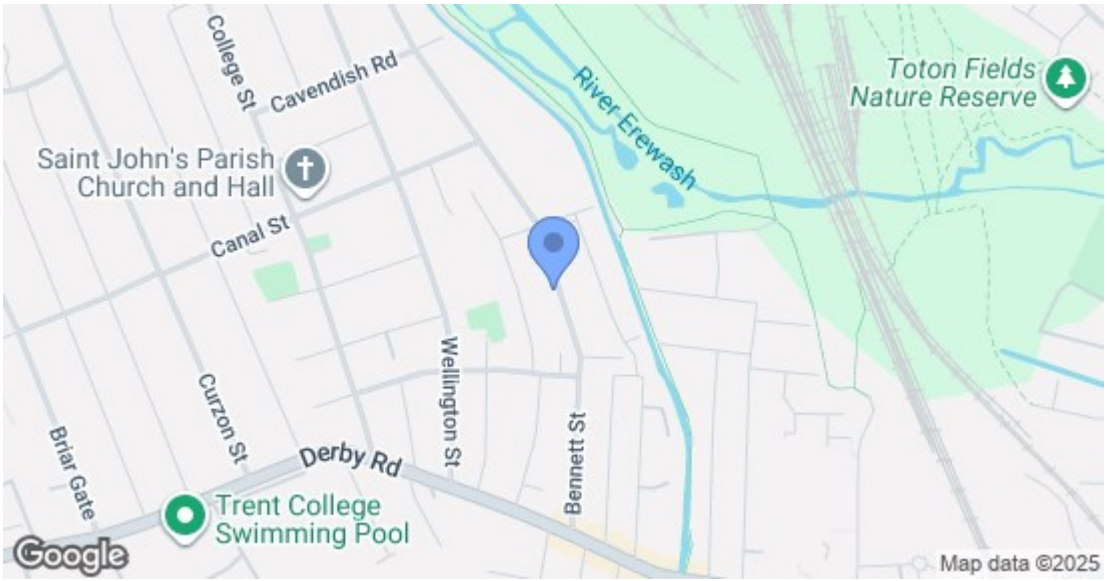
Bedroom Three
22'11"'19'8" x 26'2"'19'8" approx (7'6 x 8'6 approx)
With UPVC double glazed window to the rear elevation, carpeted flooring, radiator, ceiling light.

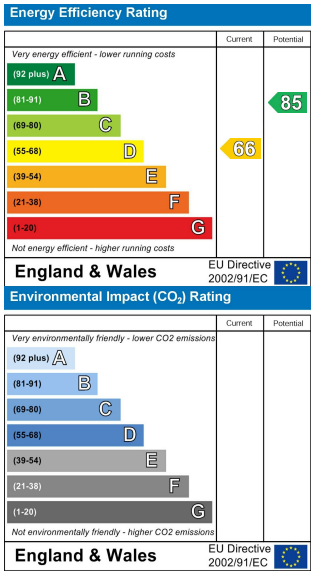
Outside
The front of the property has great stance and curb appeal from the road. To the rear there is a patio courtyard which leads onto decking that flows onto a laid lawn and deck with large garden shed at the rear. There are planted and dug borders.

Directions
Proceed out of Long Eaton along Derby Road and Bennett Street can be found as a turning on the right hand side.

Council Tax
Erewash Council Tax Band B

Additional Information
Electricity – Mains supply
Water – Mains supply
Heating – Gas central heating
Septic Tank – No
Broadband – BT, Sky, Virgin
Broadband Speed - Standard 45mbps Superfast 75mbps Ultrafast 1800mbps
Phone Signal – 02, EE, 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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