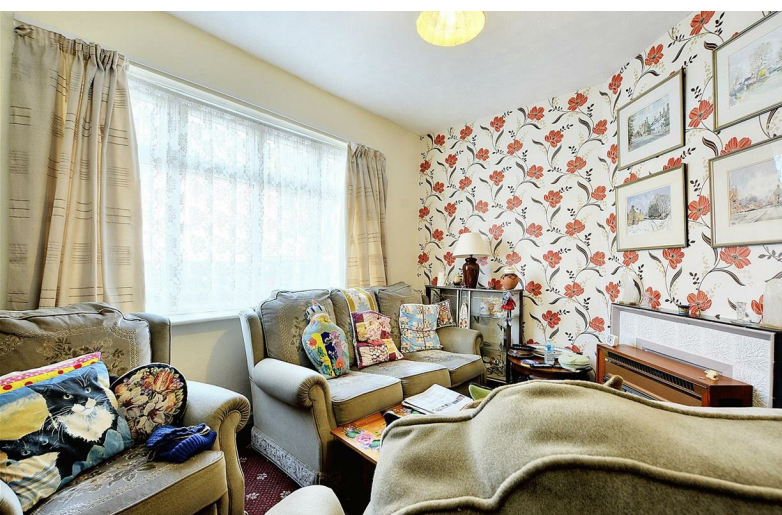


Robert Ellis

look no further...



Bennett Street,
Long Eaton, Nottingham
NG10 4HG

£165,000 Freehold

0115 946 1818



/robertellisestateagent



@robertellisea

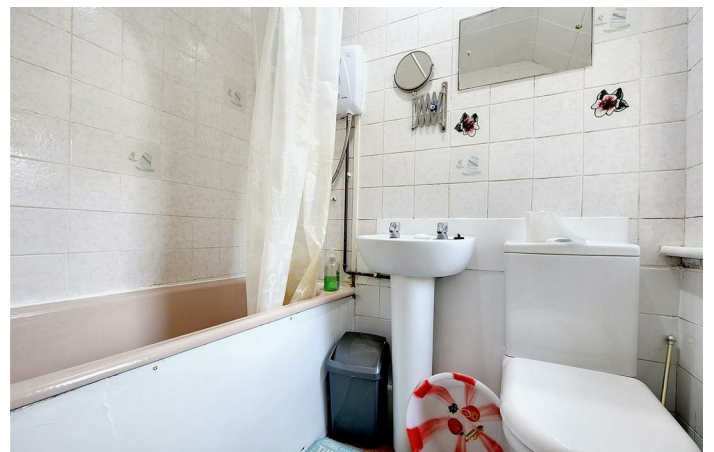


AN ATTRACTIVE THREE BEDROOM SEMI DETACHED HOUSE, FOUND ON A POPULAR ROAD WITHIN WALKING DISTANCE OF LONG EATON TOWN CENTRE.

Robert Ellis are pleased to bring to the market this ideal first time buy or investment opportunity, ripe for renovation. The property is in need of a general updating programme, but offers spacious accommodation with three bedrooms, two reception rooms, potential off street parking and rear enclosed garden.

The property is constructed of brick under a pitched tiled roof and the accommodation benefits from double glazing. In brief the accommodation comprises of a large entrance hallway with doors off to the lounge, dining room, ground floor w.c., kitchen and pantry. To the first floor the landing leads to three good size bedrooms and the bathroom. There is a low maintenance garden to the rear.

Bennett Street is well placed for easy access to the centre of Long Eaton where there are Asda, Tesco and Aldi stores along with numerous other retail outlets as well as pubs, restaurants and the well known Clifford Spa and Gym, 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 give good access to Nottingham, Derby and other East Midlands towns and cities. This property must be viewed to appreciate the size of the accommodation on offer.



Hallway

13'1" x 6'2" approx (3.99m x 1.88m approx)

UPVC door to the front, carpeted flooring, ceiling light, storage heater, understairs storage cupboard and doors to:

Ground Floor w.c.

3' x 5'5" approx (0.91m x 1.65m approx)

UPVC double glazed window to the side, linoleum flooring, wash hand basin, low flush w.c. and ceiling light.

Lounge

10'4" x 11'4" approx (3.15m x 3.45m approx)

UPVC double glazed window to the front, carpeted flooring, ceiling light and gas fireplace.

Dining Room

13'1" x 11'8" approx (3.99m x 3.56m approx)

UPVC double glazed doors to the garden, carpet tiled flooring, ceiling light and gas fireplace.

Kitchen

7' x 7'6" approx (2.13m x 2.29m approx)

UPVC door and window to the side, tiled flooring, floor units with spaces for a washing machine, gas cooker and hob and space for an under counter fridge.

Pantry

3' x 5'5" approx (0.91m x 1.65m approx)

UPVC window to the side, ceiling light and tiled flooring.

First Floor Landing

With doors to:

Bedroom 1

12'3" x 9'8" approx (3.73m x 2.95m approx)

UPVC double glazed window to the front, carpeted flooring, ceiling light and electric storage heater.

Bedroom 2

11'9" x 10' approx (3.58m x 3.05m approx)

UPVC double glazed window to the rear, carpeted flooring, ceiling light and in-built storage cupboard.

Bedroom 3

6' x 11'8" approx (1.83m x 3.56m approx)

UPVC double glazed window to the side, carpeted

flooring, ceiling light, electric storage heater and loft access hatch.

Bathroom

6' x 6' approx (1.83m x 1.83m approx)

Obscure UPVC double glazed window to the side, bath with electric shower over, low flush w.c., wash hand basin, linoleum flooring, ceiling light and extractor fan.

Outside

The garden to the rear has been designed for easy maintenance and is enclosed with established shrubs and pebbled and patio areas.

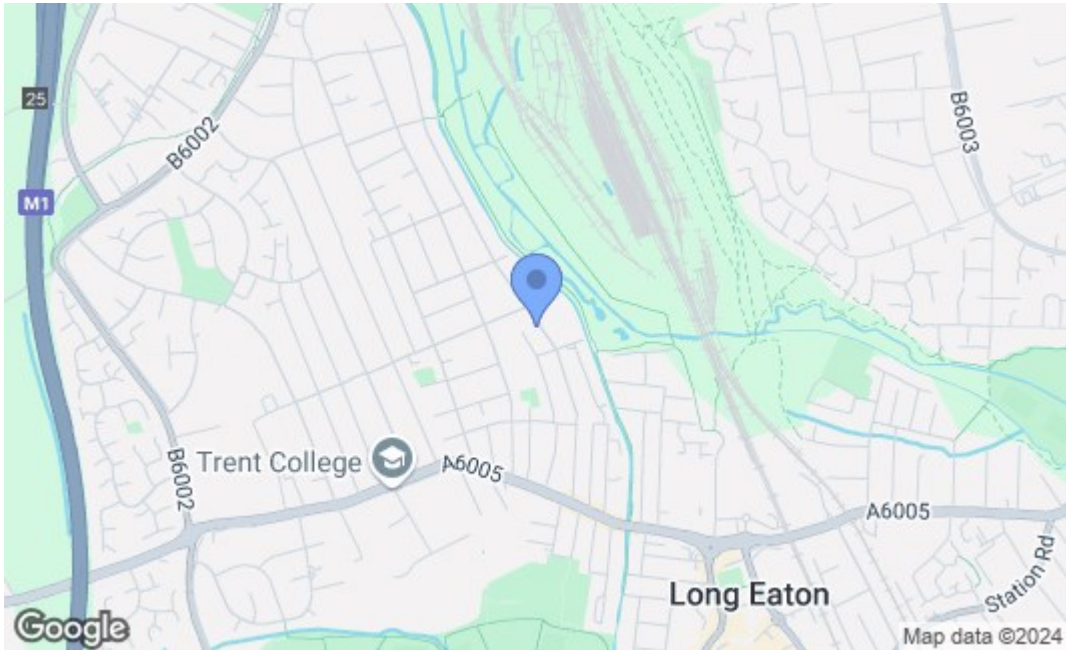
Directions

Proceed out of Long Eaton along Derby Road and after the canal bridge turn third right into Bennett Street and follow the road for some distance and the property can be found on the 7762AMJG

Council Tax

Erewash Borough Council Band A





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	44	
(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		

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.