Robert Ellis

look no further...

Howard Close,
Long Eaton, Nottingham
NG10 1NG

£169,950 Freehold

0115 946 1818

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A TWO BEDROOM SEMI DETACHED PROPERTY BEING SOLD WITH THE BENEFIT OF NO UPWARD CHAIN.

It gives Robert Ellis great pleasure to bring to the market a property that would suit many buyers, from the first time buyer, buy to let investor or someone looking to downsize. The property benefits from electric heating and double glazing and also has the added bonus of a garage. Being conveniently situated within walking distance of Long Eaton town centre, an early internal viewing is highly recommended to fully appreciate the accommodation on offer.

In brief the accommodation comprises of an entrance hall, lounge and dining kitchen with a door onto the rear garden. To the first floor there are two bedrooms, a large airing cupboard and family bathroom. To the front of the property there is a garden, off road parking, access to the garage and to the rear there is a privately enclosed garden.

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 Hall
UPVC double glazed front entrance door, storage cupboard, stairs to the first floor and door to:

Lounge
12'4 x 16'2 approx (3.76m x 4.93m approx)
UPVC double glazed window to the front, electric fire with Adam style surround, laminate floor, storage heater, coving to ceiling, TV and telephone points and door to:

Kitchen
12'3 x 9'2 approx (3.73m x 2.79m approx)
Wall, base and drawer units with roll edged work surface over, stainless steel sink and drainer, tiled walls and splashbacks, UPVC double glazed window to the rear, patio doors and storage heater.

First Floor Landing
Access to the loft, door to a large storage cupboard housing the water tank and doors to:

Bedroom 1
13'1 x 9'2 approx (3.99m x 2.79m approx)
UPVC double glazed window to the front, built-in wardrobes and storage heater.

Bedroom 2
8'6 x 7'2 approx (2.59m x 2.18m approx)
UPVC double glazed window to the rear, storage heater.

Bathroom
A three piece suite comprising of a panelled bath with electric shower over, low flush w.c., pedestal wash hand basin, tiled walls and splashbacks, storage heater, wall heater, extractor fan and UPVC double glazed window to the rear.

Outside
The property has a low maintenance garden to the front with patio slabs and gravelled borders full of mature shrubs, tarmacadam driveway offering off road parking and leading to the garage. The rear garden has a patio area to the immediate rear of the property leading to a lawn with patio and stepping slabs to the bottom of the garden and the garden shed. The garden is privately enclosed with fenced and walled boundaries and there is an outside tap.

Garage
Up ad over door to the front, light, power and door to the rear.

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.
7116AMEC

Council Tax
Erewash Borough Council Band B

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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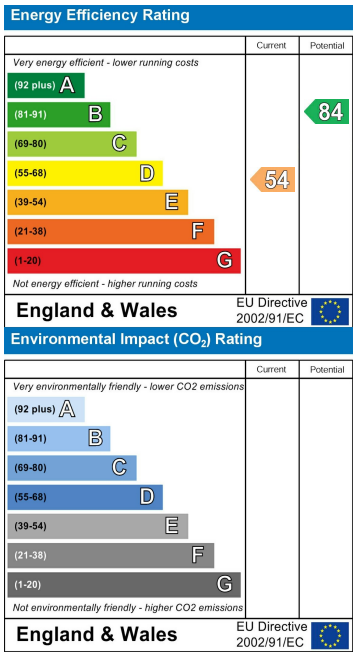

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

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