Robert Ellis

look no further...

Wellington Street,
Long Eaton, Nottingham
NG10 4JN

Price Guide £200-210,000

Freehold

0115 946 1818

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A THREE BEDROOM SEMI DETACHED HOUSE RECENTLY IMPROVED THROUGHOUT AND BEING SOLD WITH NO UPWARD CHAIN.

Robert Ellis are pleased to be instructed to market this well presented three bedroom home. This property would be suitable for first time buyers, landlords and people looking to upsize into a more spacious property.

The property is constructed of brick and benefits from gas central heating and double glazing throughout with the kitchen window to the conservatory being the only exception. In brief comprising of an entrance hall, bay front lounge with gas fire and fireplace, kitchen, family bathroom and conservatory. To the first floor there are three bedrooms off the landing, with the master having a built-in storage cupboard. Outside there is ample off street parking and access from the side through a gate to the rear. Ther rear garden has a lawn, patio, decking and a storage shed.

Located in the popular residential town of Long Eaton close to a wide range of local schools, shops and parks, Long Eaton town centre is within walking distance of schools, supermarkets and healthcare facilities can be found, there are nearby bus routes and easy access to major road links including the M1, A50 and A52 to Nottingham and Derby. An internal viewing is highly recommended.

Entrance Hall
Composite front door, radiator, tiled flooring and ceiling light.

Lounge
16'3 x 12'8 approx (4.95m x 3.86m approx)
UPVC double glazed window to the front, radiator, gas fire, carpeted flooring and ceiling light.

Kitchen
10'7 x 8'5 approx (3.23m x 2.57m approx)
Wooden single glazed window overlooking the conservatory, tiled floor, radiator, ceiling light, wall, base and drawer units with inset sink and drainer, integrated electric oven, integrated gas hob and space for a washing machine.

Bathroom
8'9 x 5'3 approx (2.67m x 1.60m approx)
Low flush w.c., pedestal wash hand basin, bath with shower over, UPVC double glazed window to the rear, vinyl flooring and radiator.

Conservatory
11'8 x 9'4 approx (3.56m x 2.84m approx)
UPVC double glazed window to the rear, UPVC double glazed French doors to the garden, tiled flooring, ceiling fan and light.

First Floor Landing
Obscure UPVC double glazed window to the side, carpeted flooring, loft access and ceiling light.

Bedroom 1
13'3 x 9'9 approx (4.04m x 2.97m approx)
UPVC double galzed window to the front, carpeted flooring, radiator, ceiling light and built-in storage cupboard over the stairs.

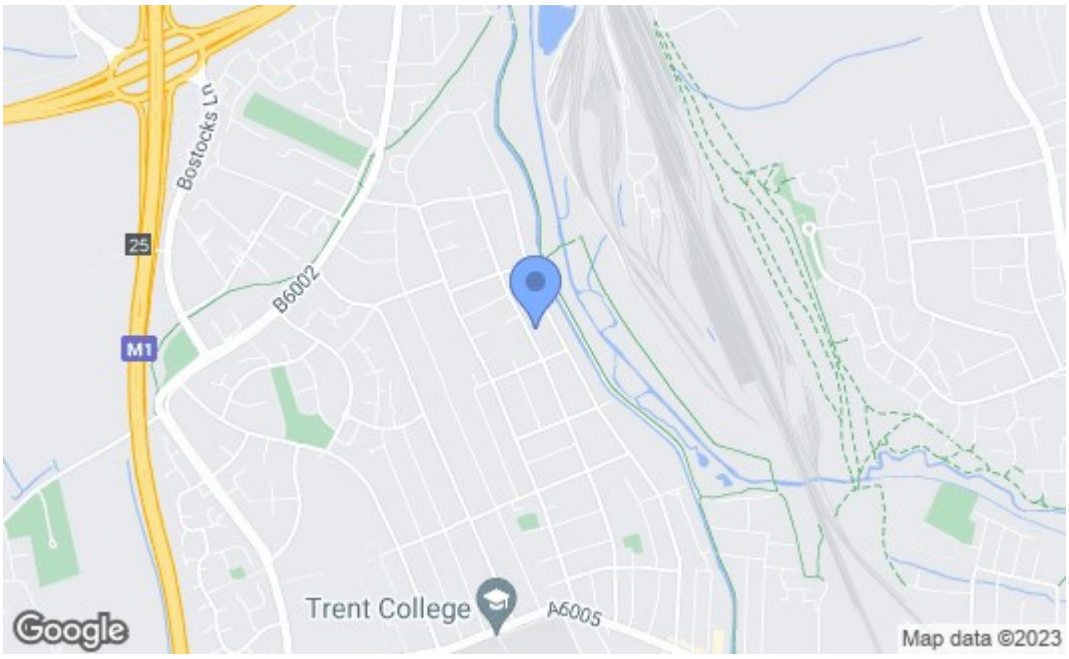
Bedroom 2
11'7 x 8'7 approx (3.53m x 2.62m approx)
UPVC double glazed window to the rear, radiator, carpeted flooring and ceiling light.

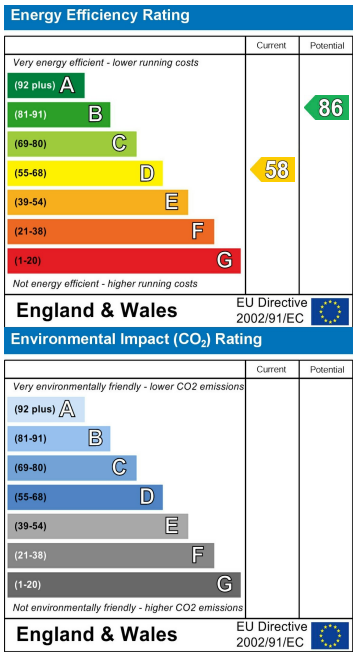
Bedroom 3
7'2 x 8'4 approx (2.18m x 2.54m approx)
UPVC double glazed window to the rear, carpeted flooring, radiator and ceiling light.

Outside
To the front of the property there is off street parking and access to the side through a gate. To the rear there is an enclosed garden with a patio, decking, lawn and storage shed.

Directions
Proceed out of Long Eaton along Derby Road and turn right into Wellington Street where the property can be found on the left as identified by our for sale board.
7373AMRS

Council Tax
Erewash Borough Council Band A





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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