



18 St. Vincent Close,
Long Eaton, Nottingham
NG10 1GF

£174,995 Freehold



A THREE BEDROOM SEMI DETACHED PROPERTY SITUATED IN A CUL-DE-SAC POSITION AND BEING SOLD WITH THE BENEFIT OF NO UPWARD CHAIN.

Robert Ellis are delighted to bring to the market a light and airy property that has been well maintained by the current owner and offers spacious accommodation with lots of storage. Being sold with the benefit of NO UPWARD CHAIN the property would be ideally suited to a first time buyer or young family. The property is well placed for easy access to all the amenities and facilities provided by Long Eaton and the surrounding area and an early internal viewing comes highly recommended.

The property derives the benefit of GAS CENTRAL HEATING and DOUBLE GLAZING and briefly comprises a spacious entrance hall, cloaks/w.c., lounge and dining kitchen. To the first floor there are three bedrooms and bathroom. Outside there is a low maintenance garden to the front and OFF THE ROAD PARKING for several cars and the rear garden has been landscaped to keep maintenance to a minimum.

The property is within easy reach of the Asda and Tesco superstores along with numerous other retail outlets found along the high street, there are schools for all ages, healthcare and sports facilities including the West Park Leisure Centre and the excellent transport links include junctions 24 and 25 of the M1, Long Eaton station, East Midlands Airport and the A52 to Nottingham and Derby.



Entrance Hall

Composite front entrance door, radiator, stairs to first floor, door to storage cupboard and door to:

Cloaks/w.c.

Low flush w.c., wash hand basin, tiled splashbacks, UPVC double glazed window to the front.

Lounge

13'6" x 11'6" approx (4.11m x 3.51m approx)

UPVC double glazed window to the front, radiator, electric fire with 'Adam' style surround, TV point.

Dining Kitchen

17'10" x 10' approx (5.44m x 3.05m approx)

Wall, base and drawer units with roll edged work surfaces, plumbing for automatic washing machine, gas cooker point, appliance space, stainless steel sink and drainer, tiled walls and splashbacks, two radiators, UPVC double glazed window to the rear, UPVC double glazed window and rear exit door and storage cupboard housing the gas central heating boiler.

First Floor Landing

Airing/storage cupboard and two additional cupboards, access to loft and doors to:

Bedroom 1

13'7" x 11'7" approx (4.14m x 3.53m approx)

UPVC double glazed window to the rear, radiator.

Bedroom 2

13' x 10'5" approx (3.96m x 3.18m approx)

UPVC double glazed window to the front, radiator.

Bedroom 3

9'3" x 7'3" approx (2.82m x 2.21m approx)

UPVC double glazed window to the front, radiator.

Bathroom

A three piece suite comprising panelled bath with electric shower over, pedestal wash hand basin, low flush w.c., tiled walls and splashbacks, radiator and UPVC double glazed window to the rear.

Outside

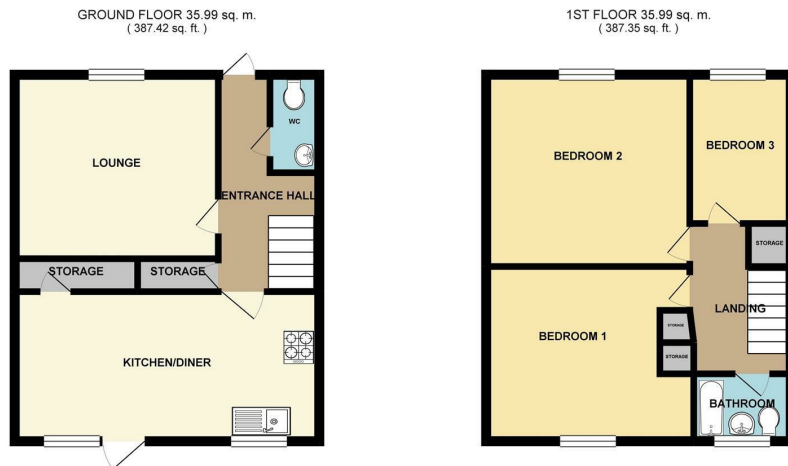
To the front of the property the garden has been designed and landscaped to keep maintenance to a minimum, there is a circular patio area with pebble dash borders and borders with mature shrubs. The driveway leads to the side of the property which is covered by a car port and leads to the rear garden. The rear garden has been landscaped to keep maintenance to a minimum with a patio area and artificial lawn. To the left there is a lovely gravelled area having mature shrubs and flowers, steps leading down to the bottom of the garden where there is a summerhouse. The rear garden is privately enclosed with fenced boundaries.

Directions

Proceed out of Long Eaton along Main Street turning right at the Tappers Harker island onto Oakleys Road continue to the end turning right into Collingwood Road where St Vincents Close can be found as a turning on the left hand side. The property can be found on the right as identified by our 'for sale' board.

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TOTAL FLOOR AREA: 71.98 sq. m. (774.77 sq. ft.) approx.
While 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 guidance 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B	73	
(69-80) C		
(55-68) D		
(39-54) E		
(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		88
(81-91) B	74	
(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		

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