



Breedon Street,
Long Eaton, Nottingham
NG10 4EW

£185,000 Freehold

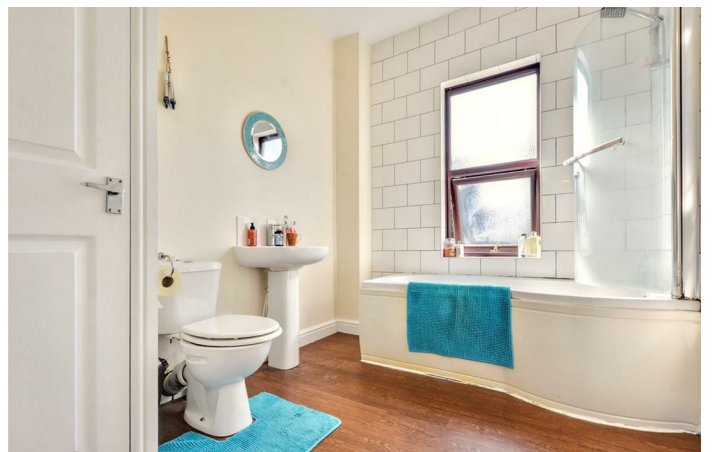


A TWO BEDROOM END PROPERTY BEING SOLD WITH NO UPWARD CHAIN.

Robert Ellis are delighted to offer this fantastic rare opportunity for a first time buyer to purchase this end terraced home on Breedon Street. This superb location is a spot where many would like to be, ideally located for the M1, A52 and town centre in addition to being a short car journey from the train station. The property breathes fantastic space as soon as you walk in with an open plan lounge diner stretching in excess of 26ft. To the first floor there are two double bedrooms and the bathroom. Outside the rear garden is a huge selling point with its size in addition to being lawned and boasting a patio. The property also offers the huge bonus of NO UPWARD CHAIN and an internal inspection is highly recommended.

The property is constructed of brick to the external elevations and benefits from gas central heating and double glazing. In brief the internal accommodation comprises of a through lounge diner and kitchen to the ground floor. To the first floor, there are two bedrooms and the family bathroom.

The property is within a few minutes drive of Long Eaton town centre where there are Asda and Tesco superstores and many other retail outlets as well as a number of local pubs, restaurants and the well regarded Clifford Gym, there are healthcare and sports facilities including the West Park Leisure Centre and adjoining playing fields, walks at West Park and the nearby open countryside and the excellent transport links include J25 of the M1, East Midlands Airport, Long Eaton and East Midlands Parkway stations and the A52 and other main roads all of which provide good access to Nottingham, Derby and other East Midlands towns and cities.



Lounge/Diner

26'5 x 11'11 approx (8.05m x 3.63m approx)

Double glazed windows to the front and rear, door to the front, radiator, stairs to the first floor and door to:

Kitchen

8'11 x 7'5 approx (2.72m x 2.26m approx)

Double glazed window and door to the rear, wall, base and drawer units with work surfaces over, inset stainless steel sink and drainer, part tiled walls, laminate flooring, integrated electric oven, four ring gas hob with extractor over, space for a washing machine and fridge freezer.

First Floor Landing

Radiator and doors to:

Bedroom 1

11'4 x 11'9 approx (3.45m x 3.58m approx)

Double glazed window to the front, radiator and storage.

Bedroom 2

11'3 x 8'9 approx (3.43m x 2.67m approx)

Double glazed window to the rear, radiator.

Bathroom

Double glazed window to the rear, panelled bath with shower over, pedestal wash hand basin, low flush w.c., part tiled walls, laminate flooring, radiator and airing/storage cupboard housing the boiler.

Outside

To the rear there is a lawned garden with a patio area and has fencing to the boundaries.

Directions

Proceed out of Long Eaton along Derby Road and Breedon Street can be found as a turning on the right after the bend.

8512AMCO

Council Tax

Erewash Borough Council Band A

Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky

Broadband Speed - Standard 15mbps Superfast 66mbps

Ultrafast 1800mbps

Phone Signal – Three, 02, Vodafone, EE

Sewage – Mains supply

Flood Risk – No, surface water very low

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

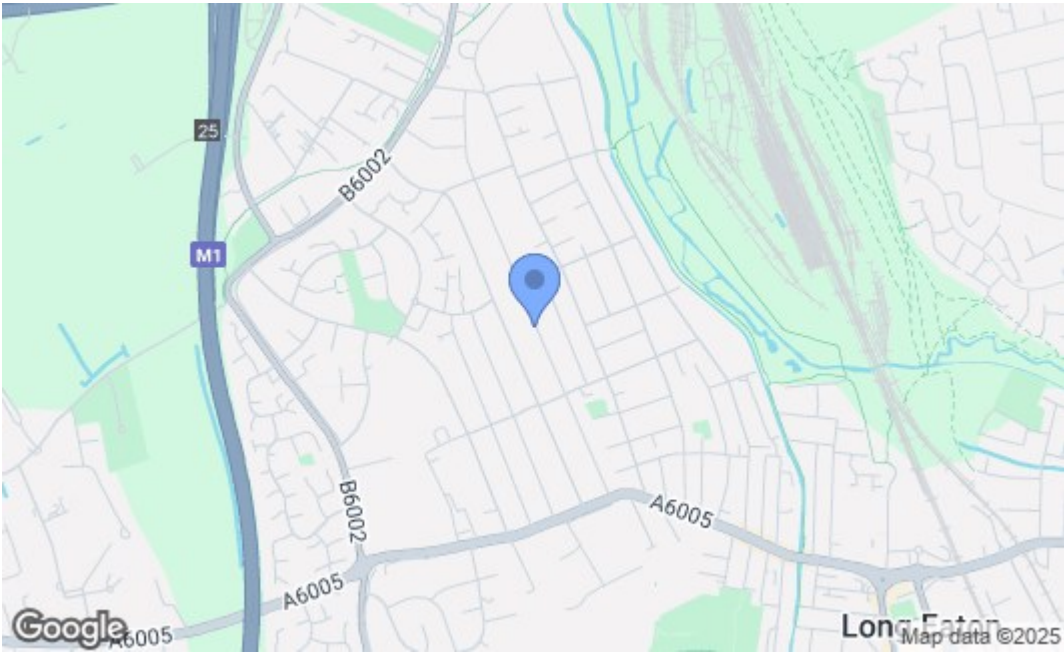
Other Material Issues – No



Robert Ellis
ESTATE AGENTS



120 BRECKON STREET, LONG EATON, NOTTINGHAM, NG10 1LU



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	66	
(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		
(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.