Robert Ellis

look no further...

Bridge Street,
Long Eaton, Nottingham
NG10 4QQ

Price Guide £145-150,000

Freehold

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A TWO DOUBLE BEDROOM END TERRACE SITUATED ON THIS CONVENIENT ROAD WHICH IS WELL PLACED FOR EASY ACCESS TO THE CENTRE OF LONG EATON.

This traditional style property offers two spacious double bedrooms which would suit first time buyers, investors, families and equally people looking to downsize. The property benefits from gas central heating and double glazing throughout and an early internal viewing comes highly recommended.

The property is constructed of brick to the external elevations all under a tiled roof and in brief comprises of a lounge with log burner and feature exposed brick chimney breast, dining room with understairs storage cupboard and the kitchen. To the first floor there are two double bedrooms with a convenient inner hallway leading to and a shower room. Outside there is an enclosed courtyard garden which is private and low maintenance with access down the side for the removal of bins.

Found in the popular town of Long Eaton, close to a wide range of local schools, shops and parks. The property has fantastic transport links available including bus stops within walking distance and easy access to major road links such as the M1, A50 and A52. Both East Midlands Airport and Long Eaton train station are within an easy drive from the proerety.

Living Room
11'7 x 11'1 approx (3.53m x 3.38m approx)
UPVC double glazed front door, UPVC double glazed window to the front, log burner, exposed brick fireplace, radiator and ceiling light.

Dining Room
11'1 x 11'2 approx (3.38m x 3.40m approx)
UPVC double glazed window overlooking the rear, laminate flooring, UPVC double glazed window to the side, built-in understairs storage cupboard, laminate flooring, radiator, feature fireplace and ceiling light.

Kitchen
7'9 x 6'1 approx (2.36m x 1.85m approx)
UPVC double glazed window to the rear, UPVC double glazed door to the rear garden, wall, base and drawer units with work surface over, inset sink and drainer, tiled flooring, free standing cooker, space and plumbing for an automatic washing machine, ceiling light point.

First Floor Landing
With doors to:

Bedroom 1
11'6 x 11'1 approx (3.51m x 3.38m approx)
UPVC double glazed window overlooking the front, carpeted flooring, radiator and ceiling light.

Bedroom 2
8'8 x 11'1 approx (2.64m x 3.38m approx)
UPVC double glazed window tothe rear, carpeted flooring, radiator and ceiling light.

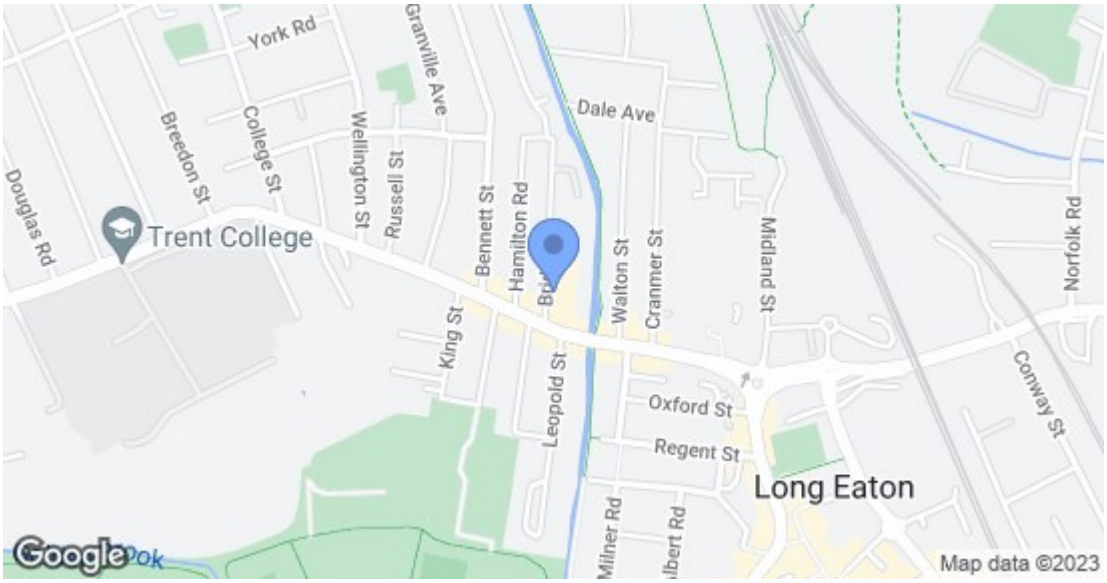
Inner Hall
Radiator, carpeted flooring and spotlights.

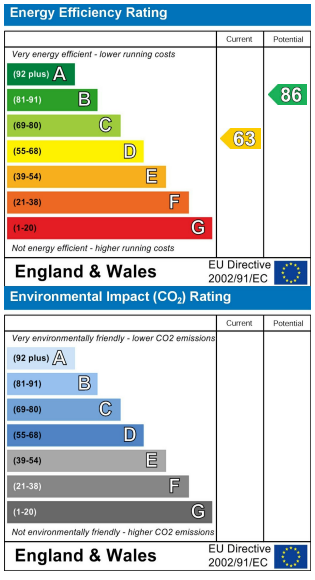
Shower Room
6'5 x 7'7 approx (1.96m x 2.31m approx)
UPVC double glazed obscure window to the rear, tiled flooring, enclosed shower unit, low flush w.c., pedestal wash hand basin, heated towel rail and ceiling light.

Outside
To the rear there is an enclosed courtyard garden which is private and low maintenance with access down the side for the removal of bins.

Directions
Proceed out of Long Eaton along Derby Road and after crossing the bridge, Bridge Street can be found as a turning on the right hand side and the property identified by our for sale board.
7339AMRS

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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