



12 Lichfield Close,
Long Eaton, Nottingham
NG10 2EW

Price Guide £140-145,000

Freehold



A TWO BEDROOM MID PROPERTY SITUATED IN THIS MOST SOUGHT AFTER LOCATION, BENEFITING FROM A GARAGE AND NO UPWARD CHAIN.

Robert Ellis are extremely pleased to bring to the market this two bedroom property in a ready to move into condition, ideally suited to the first time buyer, buy to let investor or people looking to downsize. The property derives the benefit of modern conveniences such as gas central heating and double glazing and for the full extent of the accommodation to be appreciated, we strongly recommended all interested parties book an internal viewing.

The property is constructed of brick to the external elevation all under a tiled roof and in brief comprises entrance hallway, fitted kitchen, living room with access to the enclosed rear garden. To the first floor there are two bedrooms and bathroom. Outside there is a driveway and brick built garage with up and over door.

The property is located a few minutes walking distance of the amenities and facilities provided by Long Eaton town centre which include the Asda and Tesco superstores and numerous other retail outlets found on the high street, there are schools for all ages, healthcare and sports facilities and the excellent transport links include J25 of the M1, Long Eaton station, East Midlands Airport and the A52 to Nottingham and Derby. Contact the office to make your appointment to view today, selling with no upward chain.



Entrance Hallway

UPVC double glazed entrance door to the front with fixed double glazed panel to the side, stairs to the first floor, wall mounted electrical consumer unit, ceiling light point, wall mounted radiator, storage space under the stairs and panelled doors to:

Kitchen

9'9" x 7'3" approx (2.97m x 2.21m approx)

With a range of matching wall and base units incorporating laminate work surface above, UPVC double glazed window to the front, stainless steel sink with hot and cold taps above, tiled splashbacks, space and plumbing for automatic washing machine, space and point for free standing gas cooker, space and point for free standing fridge and freezer, ceiling light point, wall mounted radiator.

Living Room

13'6" x 12'2" approx (4.11m x 3.71m approx)

UPVC double glazed French doors leading out to the low maintenance landscaped garden and UPVC double glazed window, wall mounted double radiator and modern feature electric fireplace with stainless steel finish and central ceiling light point, TV and telephone points.

First Floor Landing

Ceiling light point, loft access hatch, airing/storage cupboard housing hot water cylinder and 'Glow Worm' boiler, internal panelled doors to:

Bedroom 1

13'3" x 12' approx (4.04m x 3.66m approx)

Two UPVC double glazed windows to the front elevation, two wall mounted radiators and ceiling light point.

Bedroom 2

10'6" x 7' approx (3.20m x 2.13m approx)

UPVC double glazed window to the rear, ceiling light point and wall mounted radiator.

Bathroom

7'8" x 6'2" approx (2.34m x 1.88m approx)

A white modern three piece suite comprising panelled bath with electric 'Mira' shower above, low flush w.c., pedestal wash hand basin, tiled splashbacks, UPVC double

glazed window to the rear, ceiling light point and extractor fan.

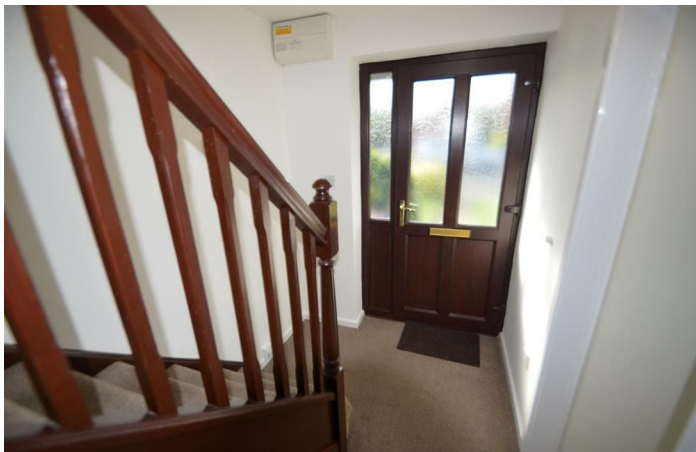
Outside

To the front of the property there is a double driveway providing ample off the road vehicle hard standing for two cars with brick built garage incorporating up and over door with ample storage space within the roof void. Pathway to the front entrance door, garden laid to lawn. To the rear there is an enclosed garden laid mainly to lawn with paved patio area, fencing to the boundaries and secure gated access.

Directions

Proceed out of Long Eaton on Waverley Street which becomes Main Street and turn left into Station Road. Continue over the railway line for a short distance turning right onto Stafford Street. At the end of the road turn right onto Cannock Way and further right into Rugeley Avenue. Lichfield Close can be found on the right and the property can be identified by our 'For Sale' board.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B			
(69-80) C		67	
(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			97
(81-91) B			
(69-80) C		73	
(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.