



Quantock Road,  
Long Eaton, Nottingham  
NG10 4GZ

**£150,000 Freehold**



A TWO BEDROOM MID PROPERTY FOUND CLOSE TO LOCAL TRANSPORT LINKS, IDEAL FOR THE FIRST TIME BUYER OR INVESTOR.

Robert Ellis are pleased to offer to the market this charming and well-presented two-bedroom mid-terraced property, perfect for first-time buyers or buy-to-let investors. The spacious lounge, complete with ample storage, provides a welcoming atmosphere and flows seamlessly into the kitchen, that opens to the rear garden. Here, you will find the staircase leading to the first floor, adding a unique touch to the home's layout. The property boasts two bedrooms and a modern bathroom, catering to all your living needs. Outside, the property boasts both a front garden and a fully enclosed rear garden, ideal for outdoor relaxation and entertaining. Additionally, there is a convenient parking space located at the rear of the property. With its attractive features and excellent location, this property is a fantastic opportunity not to be missed. The property is ideally positioned for the M1 and A52 providing access to Nottingham and Derby in addition to Long Eaton town centre.

The property benefits from double glazing and gas central heating and internal accommodation briefly comprises of a spacious lounge, kitchen with stairs leading to the first floor. To the first floor, on the landing there is loft access and a cupboard housing the combination boiler. There are two bedrooms, with the master offering fitted units and the second bedroom overlooking the rear garden. There is also a modern three piece bathroom. The property offers a lovely rear garden with a patio and lawned area and parking for the property is at the rear.

The property is within easy reach of the shopping facilities found in the centre of Long Eaton which include Asda, Tesco, Lidl and Aldi stores, there are various local pubs including Eaton Farm which is positioned on the roundabout near the property, healthcare and sports facilities including the West Park Leisure Centre and adjoining playing fields, excellent local schools, walks in the nearby countryside and the 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

16' x 11'4 approx (4.88m x 3.45m approx)

Double glazed door and window to the front, plasma effect electric fire, radiator, understairs storage cupboard. Door to:

## Kitchen

11'3 x 10'7 approx (3.43m x 3.23m approx)

Double glazed window and door to the rear, wall and base units with work surfaces over, inset stainless steel sink and drainer, space for a fridge freezer and cooker, extractor hood over, radiator and tiled flooring. Stairs to the first floor.

## First Floor Landing

Loft access, airing/storage cupboard housing the combination boiler and doors to:

## Bedroom 1

9'4 plus wardrobes x 12'11 approx (2.84m plus wardrobes x 3.94m approx)

Two double glazed windows to the front, radiator, fitted wardrobes and dressing table.

## Bedroom 2

6'6 x 7' approx (1.98m x 2.13m approx)

Double glazed window to the rear, radiator.

## Bathroom

Comprising of a pedestal wash hand basin, low flush w.c., panelled bath, wall mounted shower and fully tiled walls, vertical towel rail, double glazed window to the rear.

## Outside

To the front of the property there is a pathway leading to the front door and a lawned garden.

The rear is mainly laid to lawn, patio area, shrubs to the borders. There is a wooden shed and the garden is enclosed with panelled fencing. Gate leading to the rear parking space.

## Directions

Proceed out of Long Eaton along Derby Road and at the Wilsthorpe island turn right onto Petersham Road, left

onto Cheviot Road continuing along where Quantock Road can be found as a turning on the left and the property is situated on the left hand side.

8109AMCO

## Council Tax

Erewash Borough Council Band A

## Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – VT, Sky, Virgin

Broadband Speed - Standard 4mbps Superfast 47mbps

Ultrafast 1000mbps

Phone Signal – EE, 02, Three, Vodafone

Sewage – Mains supply

Flood Risk – No, surface water low

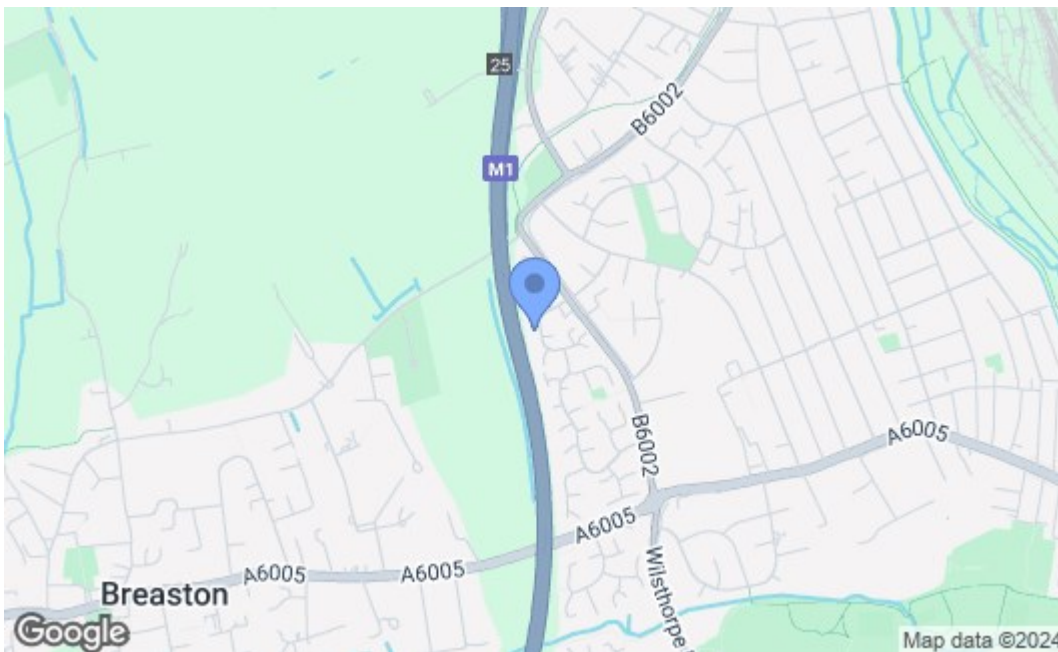
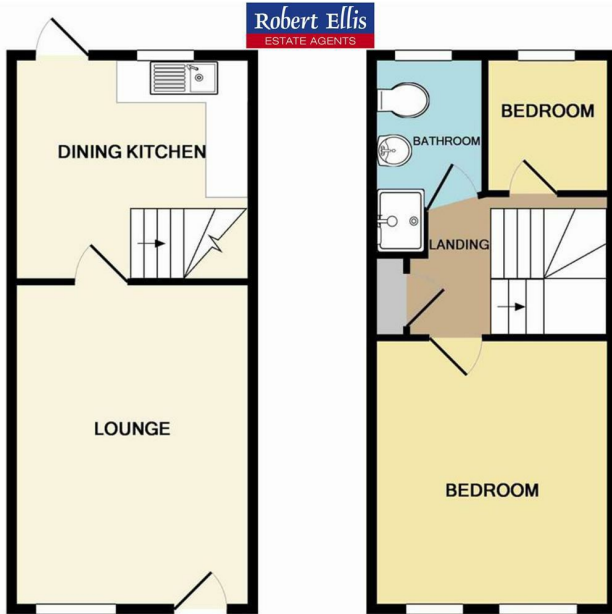
Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B		75	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
<b>England &amp; Wales</b>		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.