

# Robert Ellis

look no further...



Shakespeare Street,  
Long Eaton, Nottingham  
NG10 4NB

**£139,950 Freehold**

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@robertellisea

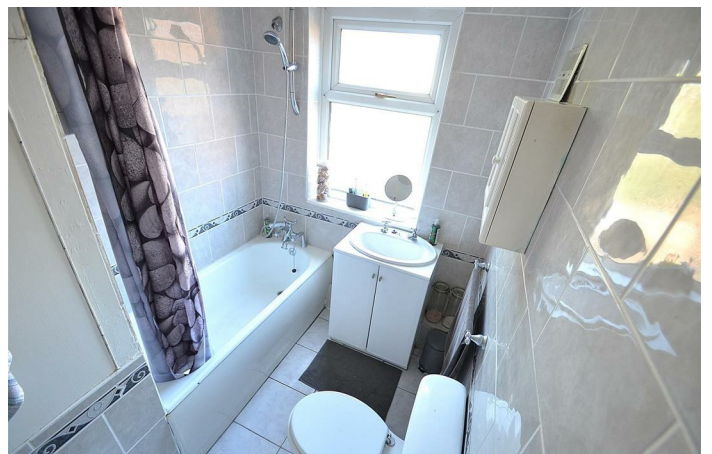


THIS IS A BEAUTIFUL MID TERRACE PROPERTY OFFERING TWO RECEPTION ROOMS, TWO DOUBLE BEDROOMS PLUS ATTIC ROOM, CURRENTLY USED AS A BEDROOM. DO NOT MISS THIS ONE!

Being situated on this sought after road, this well presented Victorian home offers well kept accommodation. The property has a lovely feel throughout and for the size and quality of the accommodation it is strongly recommended that all interested parties take a full inspection so they can see all that is included for themselves. We are sure this property will appeal to a whole range of buyers from people buying their first home through to someone who might be downsizing from a larger home, or someone who is looking for a property that would be easy to rent. The property is well placed for easy access to all the amenities and facilities provided by Long Eaton and the surrounding area and to excellent transport links, all of which have helped to make this a popular and convenient place to live.

The property has an attractive appearance to the front and is constructed of brick to the external elevations under a pitched tiled roof. The well proportioned and tastefully finished accommodation derives the benefits of GAS CENTRAL HEATING and DOUBLE GLAZING and in brief the accommodation includes a lounge with wood burner, inner hallway leading to a spacious second reception, modern kitchen and stairs leading to the two double bedrooms, bathroom and a spiral staircase leading to the attic space (currently used as a double bedroom). Outside there is a small garden area at the front and to the rear there is a low maintenance garden with two brick built outbuildings with pitched roofs.

As previously mentioned the property is within easy reach of the Asda and Tesco superstores along with numerous other retail outlets found in Long Eaton town centre, there are schools for all ages, healthcare and sports facilities including West Park Leisure Centre and the adjoining playing fields and the excellent transport links include J25 of the M1, Long Eaton and East Midlands Parkway stations, East Midlands Airport and the A52 to Nottingham and Derby.



### Lounge

13'11" x 12'2" approx (4.25m x 3.72m approx)  
Double glazed door and window to the front, laminate flooring, chimney breast with inset wood burner and alcoves either side and radiator.

### Inner Hallway

Stairs to the first floor and open arch to:

### Dining Room

12'6" x 11'11" approx (3.83m x 3.65m approx)  
Chimney breast with feature electric fire, understairs storage, double glazed window to the rear, sliding door through to:

### Kitchen

14'8" x 6'7" approx (4.48m x 2.03m approx)  
A modern galley kitchen with square top work surfaces and tiled splashbacks, electric oven and gas hob, sink with mixer tap, space for under counter fridge and freezer, double glazed window to the rear and double glazed door and window to the side.

### First Floor Landing

With doors to:

### Bedroom 1

14'6" x 13'3" approx (4.42m x 4.06m approx)  
Double glazed window to the rear, radiator and door to:

### Bathroom

9'4" x 8'2" approx (2.86m x 2.51m approx)  
Three piece suite comprising low flush w.c., wash hand basin, panelled bath with shower over, tiled walls, radiator, opaque double glazed window to the rear.

### Bedroom 2

13'2" x 11'0" approx (4.02m x 3.36m approx)  
Chimney breast with recess alcove to either side, double glazed window to the front, feature electric fire and radiator.

### Attic Room

13'3" x 12'9" approx (4.05m x 3.9m approx)  
From the second bedroom there is a spiral staircase to the attic room which is currently used as a double bedroom (no building regulations) with radiator and Velux window.

### Outside

To the front of the property there is a small low maintenance garden and to the rear a low maintenance garden with two brick outer buildings for storage.

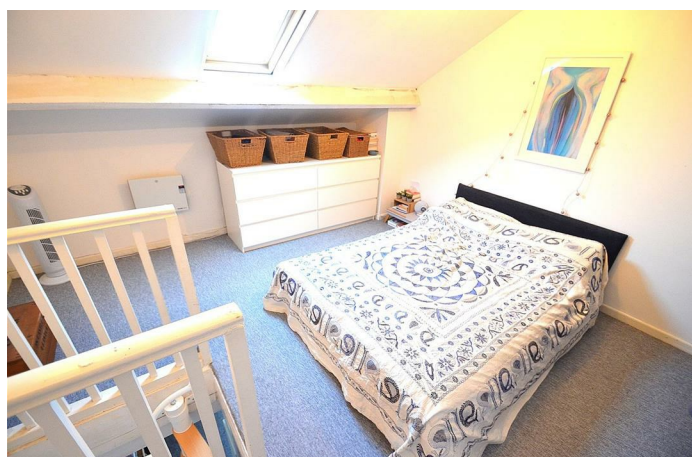
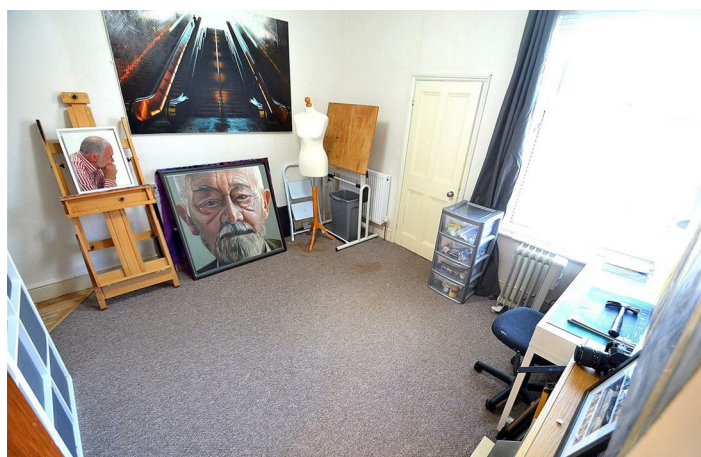
### Directions

Proceed out of Long Eaton along Derby Road and after the canal bridge turn right into Bridge Street and left into Shakespeare Street where the property can be found on the right as identified by our 'for sale' board.  
6586AMEC

### Mortgage Advice

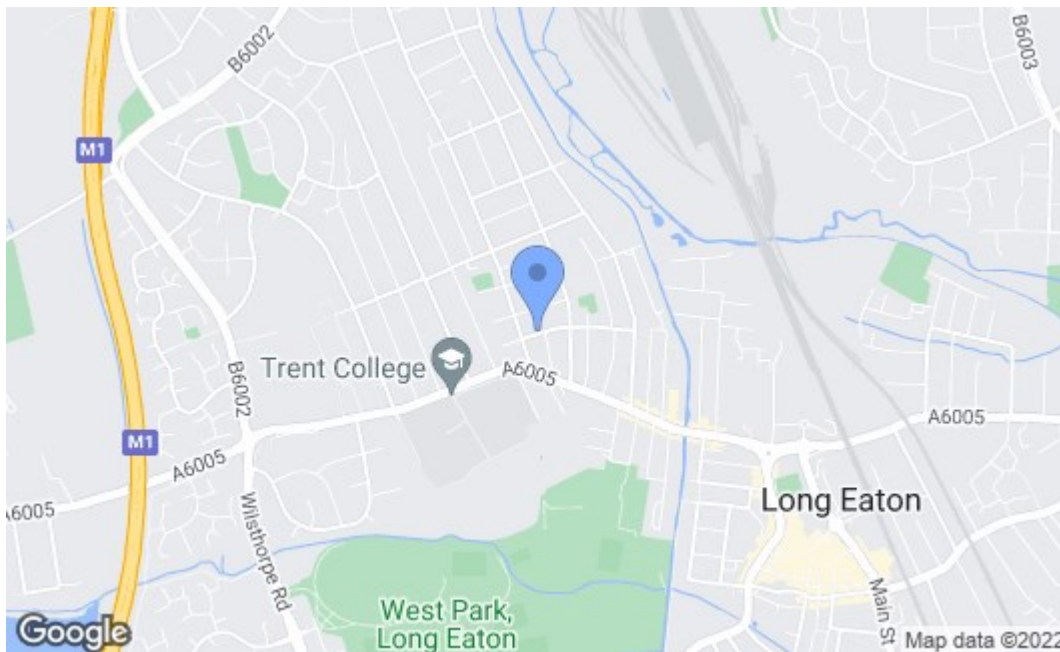
Robert Ellis Estate Agents can help you find a mortgage with The Mortgage Company, our sister company, on 0115 951 8898 or in person at branches where our mortgage advisors are available six days a week to discuss your needs. The Mortgage Company use over 60 different lenders to find a mortgage specific to your requirements. They also offer full advice on insurance or protection, offering life insurance, critical illness cover, income protection, family cover and buildings and contents insurance, based on an analysis of a number of insurers.

Your property may be repossessed if you do not keep up repayments on your mortgage.





Whilst 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 illustrative 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. Made with Mapbox ©2022



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			80
(69-80) C			
(55-68) D		56	
(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			80
(69-80) C			
(55-68) D		54	
(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.