Robert Ellis

look no further...

Nathaniel Road,
Long Eaton, Nottingham
NG10 1GB

£145,000 Freehold

0115 946 1818

/robertellisestateagent @robertellisea

A TRADITIONAL TWO DOUBLE BEDROOM MID PROPERTY WITH AN ATTIC ROOM.

Robert Ellis are delighted to bring to the market a property that has been very well maintained by the current owners. The property will suit a whole range of buyers, from a first time buyer, buy to let investor or someone looking to downsize. Being well located for easy access to the local amenities and facilities provided by Long Eaton and the surrounding areas, within walking distance of the town centre and transport links, all of which have helped to make this a very popular and convenient place for people to live. An early internal viewing is highly recommended to fully appreciate the accommodation on offer.

Teh property is constructed of brick to the external elevation all under a tiled roof and benefits from modern conveniences such as gas central heating and double glazing. In brief the accommodation comprises of a dining room, lounge, kitchen and ground floor bathroom. To the first floor there are two double bedrooms and an attic room which is accessed from bedroom 2 with pull down ladders. Outside there is a good size South-West facing rear garden.

The property is located within easy reach of the Asda and Tesco superstores and numerous other retail outlets found along the high street, schools for all ages, health care and sports facilities and excellent transport links including J25 of the M1, Long Eaton Station, East Midlands Airport and the A52 providing direct access to Nottingham and Derby.

Dining Room
11'4 x 10'8 approx (3.45m x 3.25m approx)
UPVC double glazed window to the front and UPVC double glazed front entrance door, radiator, gas fire with Adam style surround, TV point, coving to ceiling and door to:

Lounge
14'1 x 11'5 approx (4.29m x 3.48m approx)
UPVC double glazed window to the rear, inset gas fire, coving to ceiling, door to understairs storage cupboard, doors to stairs to the first floor and door to:

Kitchen
7'8 x 6' approx (2.34m x 1.83m approx)
Wall, base and drawer units with roll edged work surface over, stainless steel sink and drainer, tiled walls and splashbacks, gas cooker point, plumbing for automatic washing machine, appliance space, UPVC double glazed window to the rear and door to:

Rear Lobby
Door to storage cupboard housing the gas central heating boiler (approx 5 years old), UPVC double glazed rear exit door and door to:

Bathroom
A white three piece suite comprising of a panelled bath with electric shower over, low flush w.c., pedestal wash hand basin, fully tiled walls and splashbacks, extractor fan, radiator and UPVC double glazed window to the side.

First Floor Landing
With doors to:

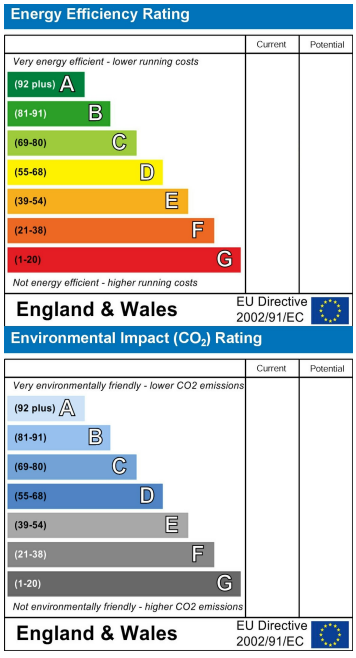
Bedroom 1
11'4 x 10'2 approx (3.45m x 3.10m approx)
UPVC double glazed window to the front, original cast iron fireplace, two built-in wardrobes and drawers, coving to ceiling, radiator.

Bedroom 2
11'3 x 10'9 approx (3.43m x 3.28m approx)
UPVC double glazed window to the front, original cast iron fireplace, radiator and access to:

Attic Room
12'7 x 9'9 approx (3.84m x 2.97m approx)
UPVC double glazed window to the rear, light and power.

Outside
To the rear of the property there is an Indian sandstone patio area that leads to the lawn which is surrounded by borders having flowers. At the bottom of the garden there is a shed, outside tap and fenced boundaries.

Directions
Proceed out of Long Eaton along Waverley Street and at the traffic island take the third exit onto Nathaniel Road where the property can be found on the right as identified by our 'for sale' board.
6760AMEC



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.

5 Derby Road, Long Eaton, Nottingham, Nottinghamshire, NG10 1LU
longeaton@robertellis.co.uk
0115 946 1818