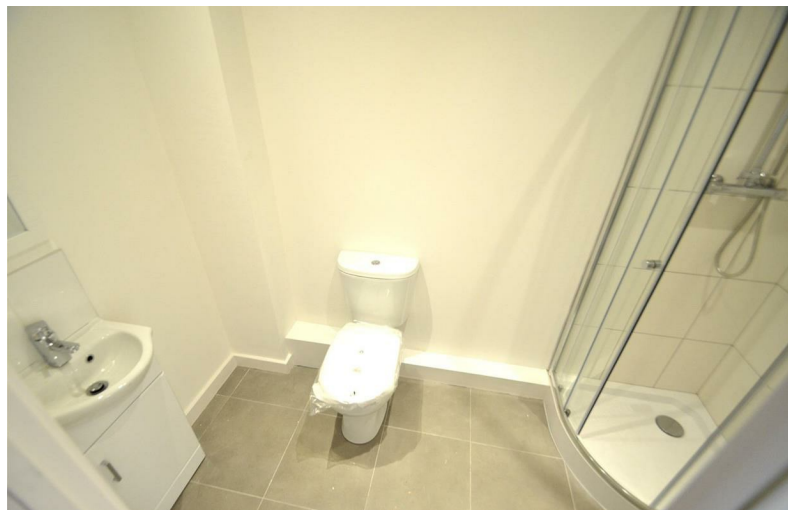




2c Salisbury Street,
Long Eaton, Nottingham
NG10 1BA

£142,500 Freehold



A MODERN TWO BEDROOM END TOWN HOUSE SET IN A CENTRAL LOCATION IDEAL FOR FIRST TIME BUYERS OR BUY TO LET INVESTORS.

Robert Ellis are extremely pleased to bring to the market this newly built TWO DOUBLE BEDROOM end town house situated in the centre of Long Eaton. The property derives the benefit of modern conveniences, as one would expect with a newly constructed home, with full GAS CENTRAL HEATING provided by a combination boiler and DOUBLE GLAZING throughout with bi-fold doors and enclosed courtyard garden to the rear. Offering open, spacious modern living accommodation over two floors.

The property is constructed of brick to the external elevations all under a tiled roof and in brief the accommodation comprises fitted dining kitchen, ground floor w.c. and lounge with doors to enclosed garden at the rear. To the first floor there are the two bedrooms and shower room. Outside there is a small enclosed garden to the rear.

The property is situated within walking distance of Long Eaton town centre and the Asda and Tesco superstores and other retail outlets found on the high street. Transport links include Long Eaton train station, East Midlands Airport, J25 of the M1 and the A52 providing direct access to Nottingham and Derby alike. Contact the office to arrange a viewing today. Selling with the benefit of NO UPWARD CHAIN.



Dining Kitchen

16'8 x 10'9 approx (5.08m x 3.28m approx)

UPVC double glazed sash style window to the front, modern double glazed composite door, stairs to the first floor, electric and gas meters housed within matching cupboard, wall mounted electrical consumer unit, extractor fan, recessed spotlights to the ceiling, range of contemporary wall and base units incorporating handle-less doors and drawers, integral oven with ceramic hob over and stainless steel extractor hood above, large format modern tiled floors, 1½ bowl stainless steel sink with swan neck mixer tap, space and plumbing for automatic washing machine, space and point for free standing fridge freezer, wall mounted radiator and panelled doors to:

Ground Floor w.c.

Low flush w.c., wall mounted vanity wash hand basin with storage cupboard below, wall mounted radiator, large modern format tiling, ceiling light point and extractor fan.

Living Room

12'8 x 10'10 approx (3.86m x 3.30m approx)

Bi-fold doors to the enclosed courtyard garden, wall mounted radiator, large format tiling to the floor.

First Floor Landing

Panelled doors to:

Bedroom 1

11'7 x 10'9 approx (3.53m x 3.28m approx)

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

Bedroom 2

10'9 x 8'10 approx (3.28m x 2.69m approx)

UPVC double glazed sash style window to the front, wall mounted radiator, 'Ideal' gas central combination boiler.

Shower Room

Vanity wash hand basin with storage cupboard below, low flush w.c., shower enclosure with mains fed shower above, chrome heated towel rail, tiling to the walls, tiled splashbacks and ceiling light point.

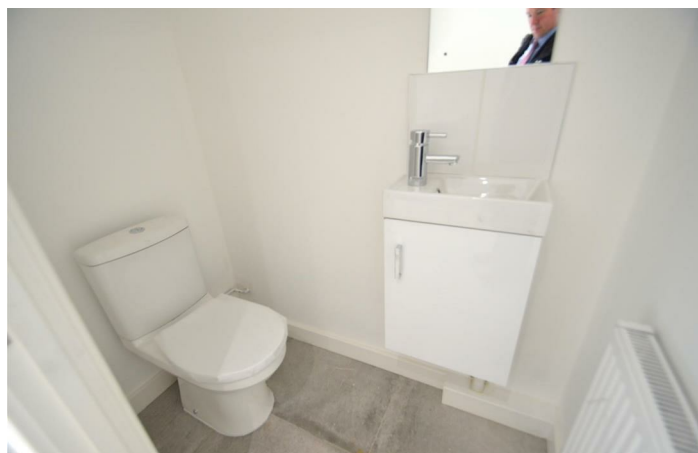
Outside

To the rear there is an enclosed courtyard style garden.

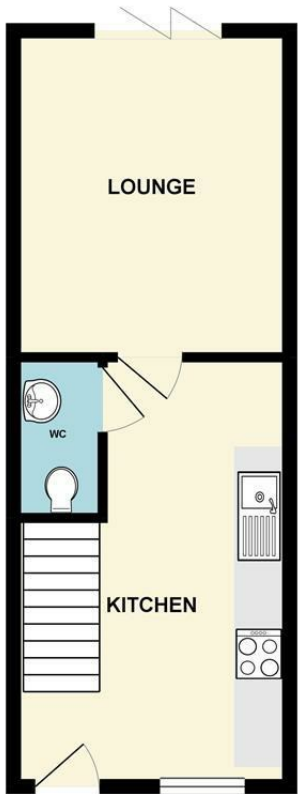
Directions

Proceed out of Long Eaton along Tamworth Road and at the traffic lights turn left into Salisbury Street where the development can be found on the left as identified by our 'for sale' board.

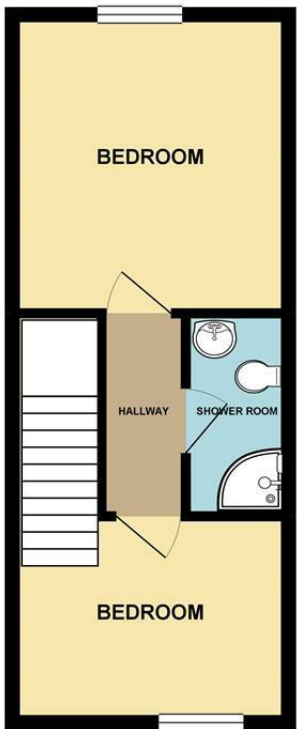
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GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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.
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2a Salisbury Street, Long Eaton



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