

Robert Ellis

look no further...



54 Lawrence Street,
Long Eaton, Nottingham
NG10 1JY

£125,000 Freehold

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A THREE BEDROOM VICTORIAN SEMI DETACHED PROPERTY.

Robert Ellis are extremely pleased to bring to the market this traditional bay front Victorian semi detached home. The property comes to the market with the benefit of no upward chain and offers ideal accommodation over two floors for a first time buyer or buy to let investor. The property is located within the heart of Long Eaton town centre with excellent facilities on its doorstep, we believe this will appeal to a whole range of buyers.

Constructed of brick to the external elevation all under a tiled roof the property derives the benefit of modern conveniences such as gas central heating and double glazing. In brief the accommodation comprises entrance lobby, bay front living room, dining room, fitted kitchen, rear lobby and bathroom. To the first floor there are three bedrooms with a separate w.c. Outside there is a low maintenance garden to the rear including an additional brick built store offering excellent storage space for a motorcycle or bike.

The property is within easy reach of all local amenities provided by Long Eaton which include the Asda and Tesco super stores and numerous other retail outlets. There are schools for all ages, health care and sports facilities nearby including Trent Lock Golf Club and excellent transport links including Junctions 24 and 25 of the M1 Motorway, Long Eaton train station, East Midlands Airport and the A52 which provides good access to Nottingham and Derby.



Entrance Lobby

UPVC double glazed entrance door to the front elevation, internal door to:

Living Room

14'9" x 11'10" approx (4.50m x 3.61m approx)

UPVC double glazed sectional bay window to the front, laminate flooring, wall mounted double radiator, ceiling light point, ceiling rose, coving to the ceiling, dado rail and internal door to:

Dining Room

15'3" x 11'9" approx (4.65m x 3.58m approx)

UPVC double glazed window to the rear elevation, wall mounted radiator, ceiling light point, laminate flooring, understairs storage cupboard housing electric meters and shelving for further storage, decorative quarry tiled fireplace, stairs to the first floor and panelled door to:

Kitchen

9'1" x 7' approx (2.77m x 2.13m approx)

With a range of matching wall and base units incorporating laminate work surface over, stainless steel sink with mixer tap above, space and point for free standing cooker, UPVC double glazed window to the side elevation, space and plumbing for automatic washing machine, space and point for free standing fridge freezer, doorway through to:

Rear Lobby

UPVC double glazed door to the side elevation, airing cupboard housing hot water cylinder with additional shelving and storage above, panelled door to:

Bathroom

7'5" x 6'7" approx (2.26m x 2.01m approx)

A modern three piece suite comprising panelled bath with mains fed shower over, pedestal wash hand basin, low flush w.c., wall mounted gas central heating boiler, tiled splashbacks, wall mounted radiator and ceiling light point. UPVC double glazed window to the side elevation.

First Floor Landing

Ceiling light point, wall mounted radiator and panelled doors to:

Bedroom 1

12'1" x 11'10" approx (3.68m x 3.61m approx)

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

Bedroom 2

11'11" x 9'4" approx (3.63m x 2.84m approx)

UPVC double glazed window to the rear elevation, ceiling light point, wall mounted radiator, built-in wardrobe over the stairs.

Bedroom 3

7'11" x 7' approx (2.41m x 2.13m approx)

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

Separate w.c.

Low flush w.c., pedestal wash hand basin, tiled splashbacks, UPVC double glazed window to the side elevation and ceiling light point.

Outside

Secure gated access at the side of the property leading to a patio area, enclosed garden laid to lawn, mature shrubs and trees planted to the borders and fencing to the boundaries. There is a large brick built store providing additional dry storage space.

Directions

Proceed out of Long Eaton along Tamworth Road turning right into Regent Street, left into Lawrence Street and continue along where the property can be found on the right as identified by our 'for sale' board.

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Whilst every attempt has been made to ensure the accuracy of the floorplans 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.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	56	
(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		85
(81-91) B		
(69-80) C		
(55-68) D	51	
(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.