Robert Ellis

look no further...







Nelson Street,
Long Eaton, Nottingham
NG10 1DB

£210,000 Freehold

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LIGHT & AIRY TWO DOUBLE BEDROOM BUNGALOW CLOSE TO LONG EATON CENTRE BEING SOLD WITH NO UPWARD CHAIN

Robert Ellis are delighted to bring to the market this well-presented two double bedroom bungalow, ideally situated within easy reach of Long Eaton town centre and local amenities. Offered to the market with no upward chain, this property is perfect for a range of buyers looking for a ready-to-move-into home. The property has also benefitted from a new damp proof course and has been re-rendered to the front, enhancing both its condition and kerb appeal. An internal viewing is highly recommended to fully appreciate the space, light and potential this bungalow has to offer.

The accommodation comprises an entrance hallway leading through to a spacious lounge diner, enjoying views over the rear garden and providing a bright and welcoming living space. There is a breakfast kitchen fitted with a range of units, along with a modern shower room. Both bedrooms are generous doubles, with the added benefit of the new owner being able to choose flooring to suit their taste and style. Externally, the property features a driveway to the left-hand side, providing off-road parking. To the rear, there is a pleasant garden with patio, lawn and established shrubs, offering a great space for relaxing or entertaining.

Located in the popular residential town of Long Eaton, close to a wide range of local schools, shops and parks. Long Eaton town centre is within walking distance where supermarkets and healthcare facilities can be found. There are fantastic transport links including nearby bus stops and easy access to major road links such as the M1, A50 and A52 to both Nottingham and Derby with East Midlands Airport and local train stations being just a short drive away.





Entrance Hall
3'2 x 6'9 approx (0.97m x 2.06m approx)
The L shaped hallway has a UPVC double glazed front door, laminate flooring, radiator, ceiling light, doors off to the two bedrooms, shower room and lounge diner.

Lounge Diner
17'3 x 11'2 approx (5.26m x 3.40m approx)
With UPVC double glazed French doors overlooking and leading to the rear garden with windows either side, laminate flooring, radiator, gas fire and surround, ceiling light, TV point and consertina door to kitchen.

Breakfast Kitchen
8'4 x 10'0 approx (2.54m x 3.05m approx)
With UPVC double glazed box bay window overlooking the rear, UPVC double glazed door leading to the rear garden, UPVC double glazed frosted window overlooking the side, tiled flooring, space for fridge/freezer, space for washing machine, integrated electric oven, gas hob, overhead extractor fan, ceiling light, baxi boiler, fuse box.

The kitchen consists of cream shaker style wall, drawer and base units to two walls with laminate rolled edge marble effect worktop and splashback tiling. inset stainless steel sink and drainer with mixer tap.

Bedroom One
14'0 x 9'9 approx (4.27m x 2.97m approx)
UPVC double glazed window overlooking the front, radiator, ceiling light.

Bedroom Two
11'0 x 9'7 approx (3.35m x 2.92m approx)
UPVC double glazed window overlooking the front, radiator, ceiling light.

Shower Room
5'8 x 8'4 approx (1.73m x 2.54m approx)
UPVC double glazed patterned window overlooking the side, grey tiled flooring, walk in shower with electric shower, pedestal sink, low flush w.c., radiator, ceiling light, extractor fan

Outside
To the front of the property there is a low maintenance garden with gates setting the property away from the road and ample off street parking. The driveway leads to the side of the property with access into the concrete section garage supplied with a manual up and over door. The front of the property has been re-rendered recently.

To the rear, there is an enclosed garden with a patio area, lawn and mature flower beds to the boundaries.

Garage
7'2 x 15'7 approx (2.18m x 4.75m approx)

Directions
Proceed out of Long Eaton along Tamworth Road and Nelson Street can be found as a turning on the left with the property on the left.
9195JG

Council Tax
Erewash Borough Council Band B

Agents Notes - Additional Information
Electricity – Mains supply
Water – Mains supply
Heating – Gas central heating
Septic Tank – No
Broadband – BT, SKY AND VIRGIN
Broadband Speed - Standard
Standard 15 mbps
Superfast 40 mbps
Ultrafast 1800 mbps
Phone Signal – O2, EE, THREE AND VODAFONE
Sewage – Mains supply
Flood Risk – No, surface water
Flood Defenses – No
Non-Standard Construction – No
Any Legal Restrictions – No
Other Material Issues – No

Agents Notes
There are AI photos on this property





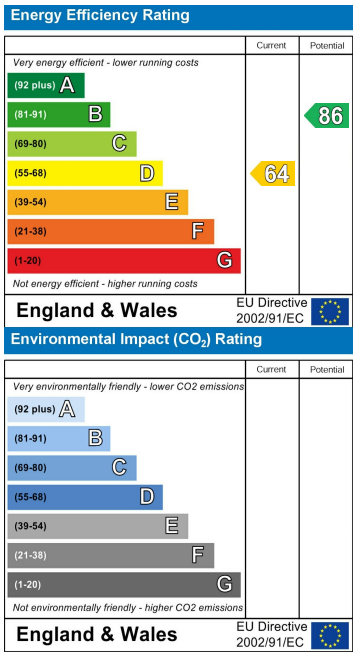












These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

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