



Howard Close,
Long Eaton, Nottingham
NG10 1NG

**Price Guide £190-195,000
Freehold**



A WELL PRESENTED TWO DOUBLE BEDROOM END-TERRACED HOUSE WITH ENCLOSED REAR GARDEN SITUATED ON THIS QUIET CUL-DE-SAC LOCATION.

Robert Ellis are pleased to be instructed to market this well presented two double bedroom end terraced home. The property is constructed of brick and benefits double glazing and electric heating throughout and would be perfect for a wide range of buyers including first time buyers, investors, and people who are looking to downsize alike. An internal viewing is highly recommended to appreciate the property and location on offer.

In brief, the property comprises an entrance hallway, lounge and kitchen/diner with integrated appliances and bi-folding doors to the rear garden. To the first floor, the landing has a built in storage cupboard and leads to two generous bedrooms and a three piece family bathroom suite. The property has recently been fitted with brand new windows and doors within the last 12 months. To the front, there is a small lawned garden setting the property back from the pavement, driveway to the side providing off road parking and to the rear, a private and enclosed garden with patio area and lawn.

Located in the popular residential town of Long Eaton, close to and within walking distance to a wide range of local schools, shops and parks. The property benefits fantastic transport links such as nearby bus stops and easy access to major road links including the M1, A50 and A52 to both Nottingham and Derby. East Midlands Airport and Long Eaton train station are just a short drive away.



Entrance Hall

Composite front door, carpeted flooring, built in storage cupboard, stairs to the first floor, ceiling light and door to:

Lounge

16'6 x 12'7 to 9'6 approx (5.03m x 3.84m to 2.90m approx)

UPVC double glazed window overlooking the front, carpeted flooring, electric heater, electric fire, ceiling light.

Kitchen/Diner

12'6 x 8'8 approx (3.81m x 2.64m approx)

UPVC double glazed bi-folding doors overlooking and leading to the rear garden, vinyl flooring, UPVC double glazed window overlooking the rear, wall and base units with work surfaces over, inset sink and drainer with swan neck mixer tap, space for fridge/freezer, space for washing machine, integrated electric oven, electric hob and overhead extractor fan, electric heater (not currently fitted), ceiling light.

First Floor Landing

Carpeted flooring, built in storage cupboard, ceiling light.

Bedroom 1

13'4 x 9'6 approx (4.06m x 2.90m approx)

UPVC double glazed window overlooking the front, carpeted flooring, fitted storage, electric heater, ceiling light.

Bedroom 2

8'9 x 7'6 approx (2.67m x 2.29m approx)

UPVC double glazed window overlooking the rear, carpeted flooring, electric heater, ceiling light.

Family Bathroom

4'8 x 8'2 approx (1.42m x 2.49m approx)

UPVC double glazed patterned window overlooking the rear, vinyl flooring, low flush w.c., bath with mixer tap and shower over the bath, pedestal sink, electric heated towel rail, ceiling light.

Outside

To the front of the property there is a small lawned garden setting it away from the pavement. To the rear there is a private and enclosed garden with patio area and



lawn, fencing to the boundaries. There is a driveway to the side.

Directions

Proceed out of Long Eaton along Derby Road and take the first turning on the right hand side onto Cranmer Street, right onto Olive Avenue, right again onto Tudor Close and left onto Howard Close where the property is situated on the left hand side.

7937RS

Council Tax

Erewash Borough Council Band A

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 mortgage advisors are available six days a week to discuss your needs.

They also offer full advice on insurance or protection, offering life insurance, critical illness cover, income protection, family cover, and buildings and contents insurance.

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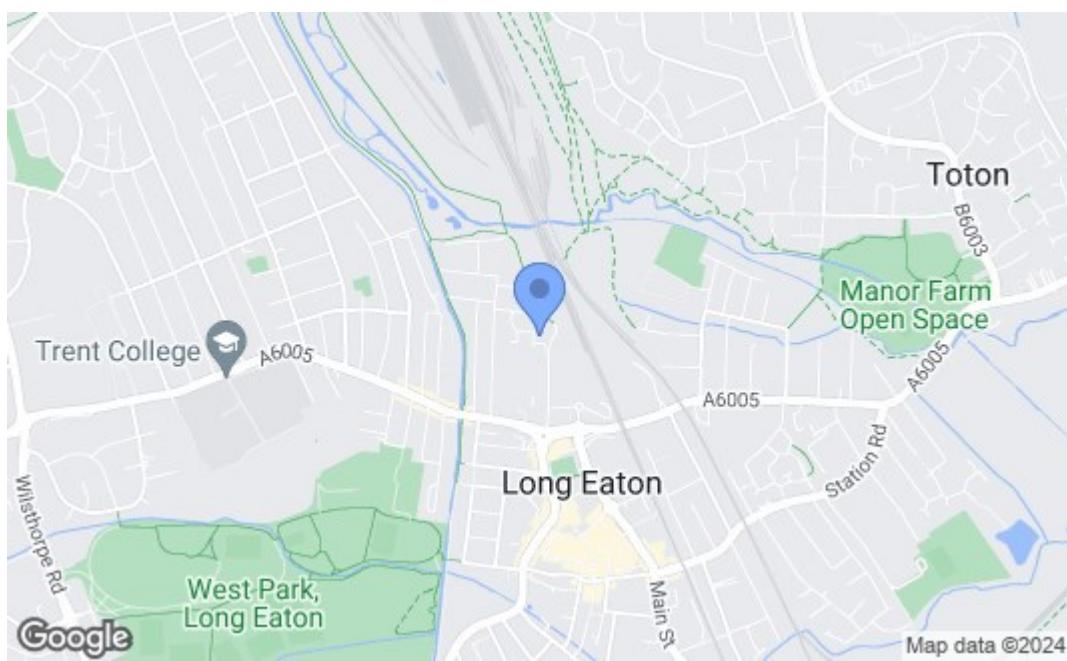
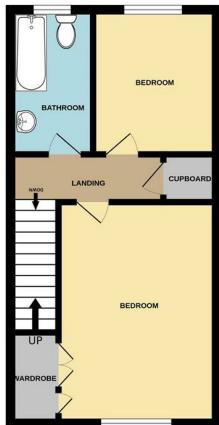
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GROUND FLOOR

1ST FLOOR

Robert Ellis
ESTATE AGENTS



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.