

Robert Ellis

look no further...



5 Charles Street,
Long Eaton, Nottingham
NG10 1DJ

Price Guide £150-155,000
Freehold

0115 946 1818



/robertellisestateagent



@robertellisea



A THREE BEDROOM SEMI DETACHED PROPERTY BEING SOLD WITH THE BENEFIT OF NO UPWARD CHAIN.

Robert Ellis are delighted to bring to the market a property that is in need of some upgrade and cosmetic improvement. The property is situated close to local amenities and facilities found in the area and has good transport links with the train station being within walking distance. An early internal viewing comes highly recommended to appreciate the accommodation on offer.

The property derives the benefit of GAS CENTRAL HEATING and DOUBLE GLAZING and in brief comprises entrance hall, lounge, dining room, kitchen and to the first floor there are the three bedrooms and shower room. Outside there is a small forecourt to the front and to the rear there is a privately enclosed garden.

The property is well positioned for easy access to the Asda and Tesco superstores along with numerous other retail outlets found along the high street, there are schools for all ages, healthcare and sports facilities including the West Park Leisure Centre and Trent Lock Golf Club and the excellent transport links include J25 of the M1, Long Eaton train station and the A52 to Nottingham, Derby and other East Midlands towns and cities.



Entrance Hall

UPVC double glazed front entrance door and windows, radiator, stairs to first floor, door to understairs storage cupboard, coving to ceiling and door to:

Lounge

11'8 x 10'7 approx (3.56m x 3.23m approx)

Dado rail, radiator, coving to the ceiling, UPVC double glazed double doors and window to the rear, open arch to:

Dining Room

13'3 x 10'6 approx (4.04m x 3.20m approx)

UPVC double glazed bay window to the front, radiator, dado rail, gas fire, coving to the ceiling, TV point.

Kitchen

11'7 x 6'1 approx (3.53m x 1.85m approx)

Base and drawer units with roll edged work surfaces over, stainless steel sink and drainer with mixer tap, tiled walls and splashbacks, eye level integrated oven, electric hob, gas central heating boiler, breakfast bar, plumbing for automatic washing machine, appliance space, coving to the ceiling, UPVC double glazed window to the rear and UPVC double glazed window and door to the side.

First Floor Landing

UPVC double glazed window to the side, access to the loft and doors to:

Bedroom 1

13'2 x 9'1 approx (4.01m x 2.77m approx)

UPVC double glazed window to the front, radiator, coving to the ceiling, two sets of fitted wardrobes.

Bedroom 2

11'8 x 10'5 approx (3.56m x 3.18m approx)

UPVC double glazed window to the rear, radiator, fitted storage cupboard.

Bedroom 3

8'6 x 5'11 approx (2.59m x 1.80m approx)

UPVC double glazed window to the front, radiator, coving to the ceiling.

Shower Room

Three piece suite comprising walk-in shower cubicle with glass door, tiled splashbacks and electric shower over, pedestal wash hand basin, low flush w.c., dado rail, coving to the ceiling, radiator, UPVC double glazed window to the side.

Outside

To the front of the property there is a small forecourt all privately enclosed with a small walled boundary, side gated access to the rear garden with path leading to a gravelled patio area with decking from the double doors, steps down to a low maintenance garden with a pathway leading to the decked area at the bottom of the garden. To the right of the path there is a grey slate chipped circular patio area and to the left there is a border with mature shrubs, trees and flowers. The garden is privately enclosed with fenced boundaries. Outside tap.

Directions

Proceed out of Long Eaton along Tamworth Road where Charles Street can be found as a turning on the left hand side where the property can be found on the left as identified by our 'for sale' board.

5308AMEC





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	60	
(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		83
(81-91) B		
(69-80) C		
(55-68) D	53	
(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.