Robert Ellis

look no further...

Station Road,
Long Eaton, Nottingham
NG10 2EJ

O/I/R £199,950 Freehold

0115 946 1818

/robertellisestateagent

@robertellisea

A SPACIOUS THREE BEDROOM VICTORIAN MID-TERRACED HOME WITH ENCLOSED REAR GARDEN, BEING SOLD WITH THE BENEFIT OF NO ONWARD CHAIN.

Robert Ellis are delighted to market this spacious three bedroom Victorian, mid-terraced property ideally suited to a wide range of buyers including first time buyers, investors or the growing family alike. The property benefits double glazing and gas central heating throughout and is being sold with no onward chain. An internal viewing is highly recommended to appreciate the property and location on offer.

The property briefly comprises; An entrance hallway, large open plan Lounge/Diner and Kitchen with integrated cooking appliances. To the first floor the landing leads to three generous bedrooms and the family bathroom suite. To the exterior, the property is set back from the road via a brick built wall and gate and to the rear boasts a large enclosed garden with access over the neighbours garden for the removal of bins. There is a brick built storage outhouse and exterior WC where the water has been disconnected but could very easily be re-instated for regular use.

Located in the popular residential town of Long Eaton, close to a wide range of local schools, shops and parks. The property is within walking distance to Grange Primary School and Long Eaton town centre where supermarkets, healthcare facilities and other retail outlets can be found. There are fantastic transport links available including nearby bus stops and easy access to major road links such as the M1, A50 and A52 to both Nottingham and Derby.

Hallway
UPVC double glazed front door, wood effect flooring, radiator, painted plaster ceiling, ceiling light.

Lounge/Diner
25' x 13'1 approx (7.62m x 3.99m approx)
UPVC double glazed windows to the front and rear, radiator, painted plaster ceiling, ceiling light.

Kitchen
10'3 x 8' approx (3.12m x 2.44m approx)
uPVC double glazed window overlooking the side and door leading to the side, space for washing machine, wood effect flooring, radiator, built in storage cupboard, integrated electric double oven, gas hob and overhead extractor.

First Floor Landing
Carpeted flooring, radiator, painted plaster ceiling, ceiling light.

Bedroom One
13'2 x 11'3 approx (4.01m x 3.43m approx)
UPVC double glazed window overlooking the rear, radiator, feature fireplace, carpeted flooring, painted plaster ceiling, ceiling light.

Bedroom Two
11'4 x 10'3 approx (3.45m x 3.12m approx)
UPVC double glazed window overlooking the front, radiator, built in storage cupboard, feature fireplace, painted plaster ceiling, ceiling light.

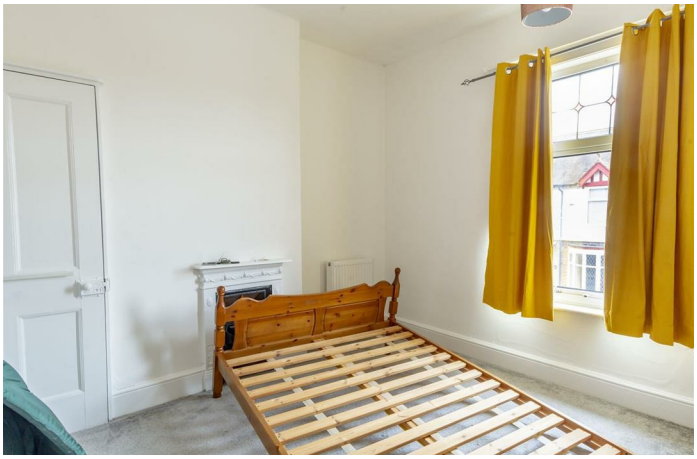
Bedroom Three
8' x 6'1 approx (2.44m x 1.85m approx)
UPVC double glazed window overlooking the front, radiator, carpeted flooring, loft access, painted plaster ceiling, ceiling light.

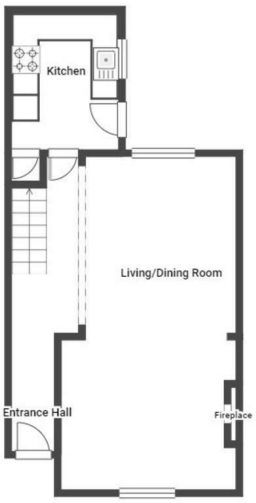
Family Bathroom
10'4 x 8'3 approx (3.15m x 2.51m approx)
uPVC double glazed window overlooking the side, vinyl flooring, wall mounted boiler, WC, bath, pedestal sink, single enclosed shower unit, radiator, painted plaster ceiling, ceiling light.

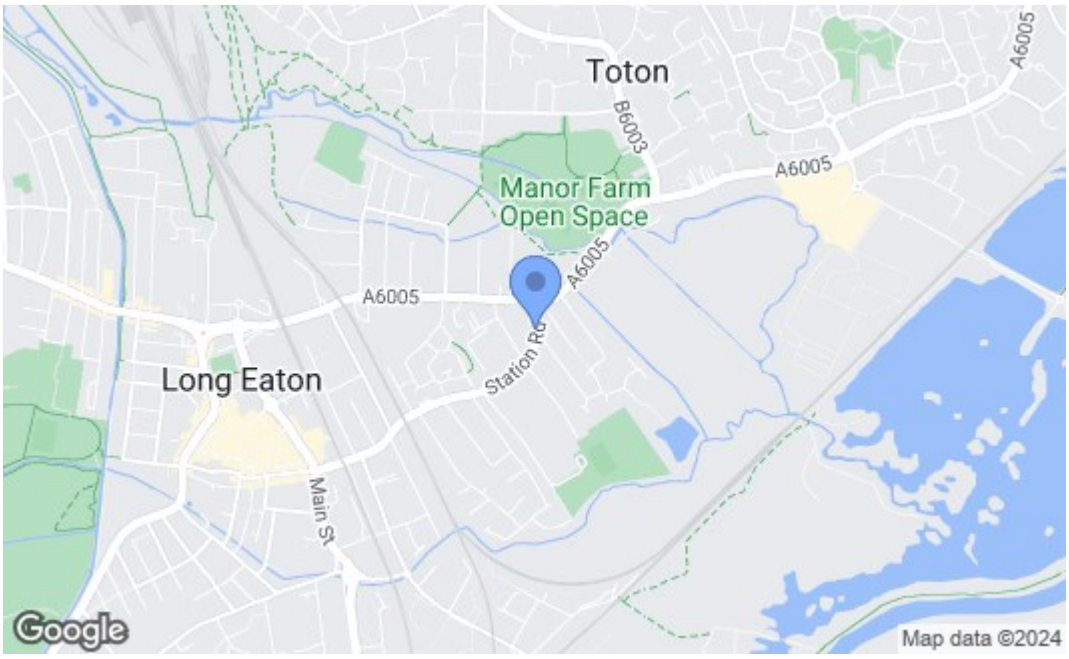
Outisde
The property has great stance from the road with a front courtyard leading to the front door. The rear garden has a good size patio and large lawn, enclosed with fenced boundaries. There is access to a garden shed and outside w.c., currently disconnected but could easily be re-instated.

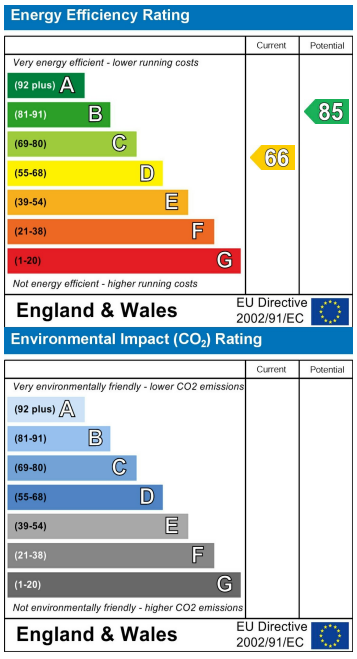
Directions
Proceed out of Long Eaton along Nottingham Road continuing under the railway bridge. Turn right onto Station Road and continue along where the property can be found as identified by our for sale board.
7714RS

Council Tax
Erewash Borough Council Band A









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.

5 Derby Road, Long Eaton, Nottingham, Nottinghamshire, NG10 1LU
longeaton@robertellis.co.uk
0115 946 1818