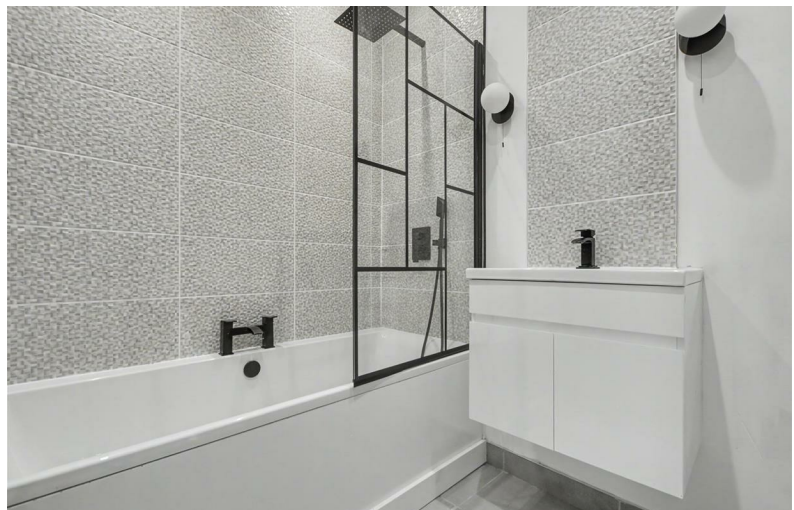




Wellington Street,  
Long Eaton, Nottingham  
NG10 4LX

**Price Guide £190-200,000**  
**Freehold**



A WELL PRESENTED THREE BEDROOM END TERRACED HOME OFFERING MODERN OPEN PLAN LIVING, IDEAL FOR A FIRST TIME BUYER.

Robert Ellis are pleased to bring to the market this attractive end terraced property which offers spacious and practical accommodation throughout. The ground floor benefits from an open plan living layout, creating a bright and sociable space ideal for everyday living and entertaining, along with a modern fitted kitchen featuring integrated appliances. To the first floor are three well proportioned bedrooms and a family bathroom. Externally, the property enjoys a low maintenance rear garden, providing a private outdoor space with minimal upkeep required.

Being offered to the market with no onward chain, this property represents an excellent opportunity for a first time buyer or investor alike. An internal viewing is highly recommended to fully appreciate the accommodation and presentation on offer.

The property is within easy reach of Long Eaton town centre where there are Asda, Tesco, Aldi and Lidl stores as well as many other retail outlets, there are excellent schools for all ages within easy reach of the house, healthcare and sports facilities which includes the West Park Leisure Centre and adjoining playing fields and the excellent transport links include J25 of the M1, East Midlands Airport, stations at Long Eaton and East Midlands Parkway and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.



### Entrance Hall

Composite door to the front, radiator, stairs to the first floor, laminate flooring, door to:

### Lounge/Diner

11'4 x 18'8 approx (3.45m x 5.69m approx)

Double glazed window to the front, radiator, laminate flooring, open to:

### Kitchen

13'11 max x 11'5 approx (4.24m max x 3.48m approx)

Breakfast bar, matching wall and base units with work surfaces over, inset sink and drainer, integrated fridge freezer, integrated electric oven, four ring gas hob and extractor over, integrated washing machine, ceiling spotlights, laminate flooring, double glazed patio doors and window to the rear.

### First Floor Landing

Loft access hatch, doors to:

### Bedroom 1

11'1 x 8'5 plus recess approx (3.38m x 2.57m plus recess approx)

Double glazed window to the front, radiator.

### Bathroom

Panelled bath with shower over having a rainwater shower head, part tiled walls, vanity wash hand basin, low flush w.c., wall mounted vertical radiator.

### Bedroom 2

8'11 x 8'4 approx (2.72m x 2.54m approx)

Double glazed window to the rear, radiator.

### Bedroom 3/Office

8'9 x 4'11 approx (2.67m x 1.50m approx)

### Outside

To the rear there is a walled and tiered garden, designed for low maintenance, panelled fence to the boundaries and side access.

### Directions

Proceed out of Long Eaton along Derby Road taking the right turning into Wellington Street.

9316CO

### Council Tax

Erewash Borough Council Band A

### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 16mbps Superfast 80mbps

Ultrafast 1800mbps

Phone Signal – EE, 02, Three, Vodafone

Sewage – Mains supply

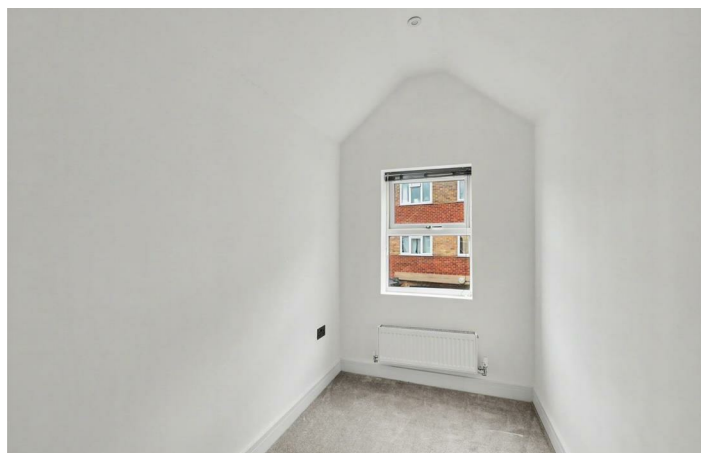
Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

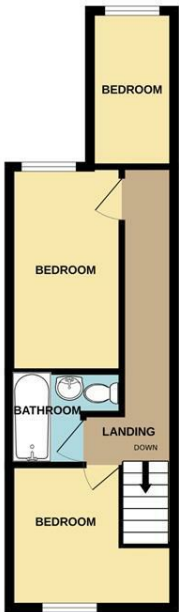




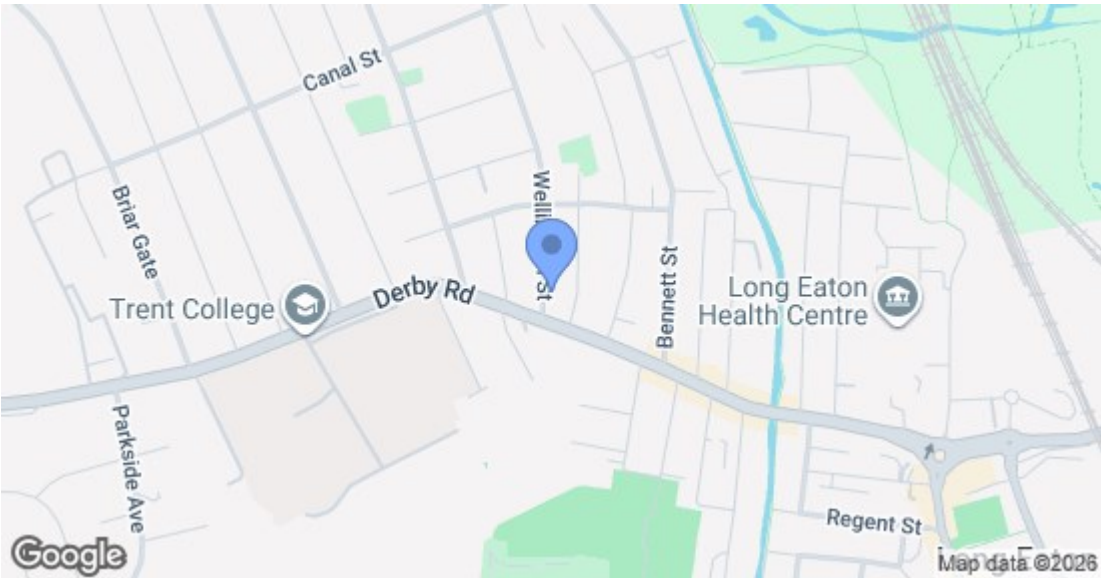
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance 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 is made with reference to them.



| Energy Efficiency Rating                                        |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very energy efficient - lower running costs                     |         |           |
| (92 plus) A                                                     |         | 85        |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       | 70      |           |
| (55-68) D                                                       |         |           |
| (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 <sub>2</sub> ) Rating                  |         |           |
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) A                                                     |         |           |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       |         |           |
| (55-68) D                                                       |         |           |
| (39-54) E                                                       |         |           |
| (21-38) F                                                       |         |           |
| (1-20) G                                                        |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> 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.