Robert Ellis

look no further...

Curzon Street,
Long Eaton, Nottingham
NG10 4FJ

Price Guide £260-270,000

Freehold

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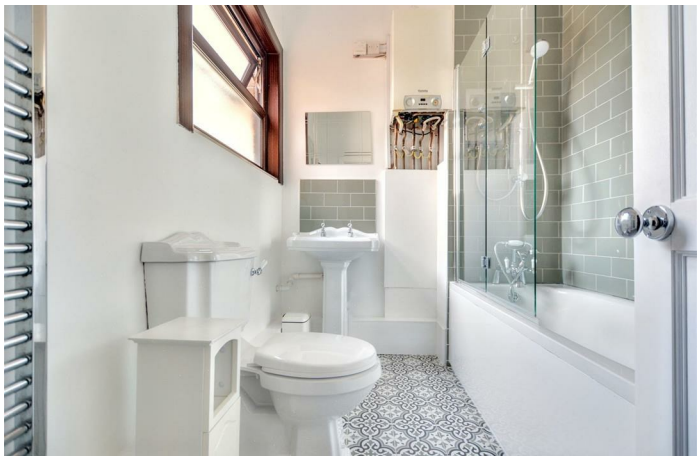
A WELL PRESENTED AND SPACIOUS, THREE BEDROOM SEMI-DETACHED HOUSE WITH TWO RECEPTION ROOMS AND AN ENCLOSED REAR GARDEN, PERFECT FOR A WIDE RANGE OF BUYERS.

Robert Ellis are pleased to bring to the market this well presented and spacious three bedroom semi-detached period home with character and features throughout. The property is constructed of brick to the external elevations and benefits double glazing and gas central heating. This property would be ideal for a wide range of buyers and an internal viewing is highly recommended to appreciate the property and location on offer.

In brief, the property comprises an entrance porch and hallway, bay fronted lounge, dining room, large open plan kitchen/diner and downstairs WC. To the first floor the landing leads to a three piece family bathroom and three generously sized bedrooms with the master benefitting from a dressing area. To the exterior, there is an enclosed garden with a patio area, turf, large Acer tree and mature flower beds with access to the side of the property.

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 further shops, supermarkets and healthcare facilities can be found. There are fantastic transport links available such as nearby bus stops and easy access to major road links including the M1, A50 and A52 to both Nottingham and Derby with local train stations and East Midlands Airport being just a short drive away.



Entrance Porch and hallway
uPVC double glazed front door, wooden single glazed door, laminate flooring, painted plaster ceiling, ceiling light.

Lounge
11'5 x 10'5 (3.48m x 3.18m)
uPVC double glazed bay window overlooking the front, laminate flooring, feature fireplace, painted plaster ceiling, ceiling light.

Dining Room
12'4 x 10'5 (3.76m x 3.18m)
uPVC double glazed window overlooking the rear, carpeted flooring, feature fireplace, radiator, painted plaster ceiling, ceiling light.

Kitchen/Diner
21'9 x 8'8 x 15'8 (6.63m x 2.64m x 4.78m)
uPVC double glazed windows overlooking the side and the rear with French doors overlooking and leading to the rear garden, concrete flooring, space for washing machine, space for tumble dryer, space for fridge/freezer, integrated electric double oven with gas hob and overhead extractor fan, painted plaster ceiling, ceiling light.

Downstairs WC
2'4 x 5'8 (0.71m x 1.73m)
Pedestal sink, concrete flooring, WC, wall mounted light.

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

Bedroom One
7'5 x 18'0 (2.26m x 5.49m)
uPVC double glazed window overlooking the front, laminate flooring, radiator, painted plaster ceiling, ceiling light.

Bedroom Two
8'9 x 9'4 (2.67m x 2.84m)
uPVC double glazed window overlooking the rear, laminate flooring, radiator, painted plaster ceiling, ceiling light.

Bedroom Three
11'6 x 5'7 (3.51m x 1.70m)
uPVC double glazed window overlooking the front, laminate flooring, radiator, painted plaster ceiling, ceiling light.

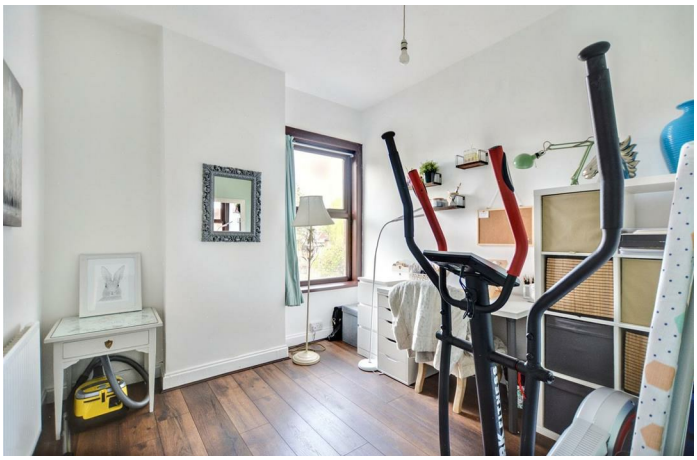
Family Bathroom
5'9 x 7'9 (1.75m x 2.36m)
uPVC double glazed patterned window overlooking the rear, tiled flooring, WC, pedestal sink, bath with shower over the bath, heated towel rail, painted plaster ceiling, ceiling light.

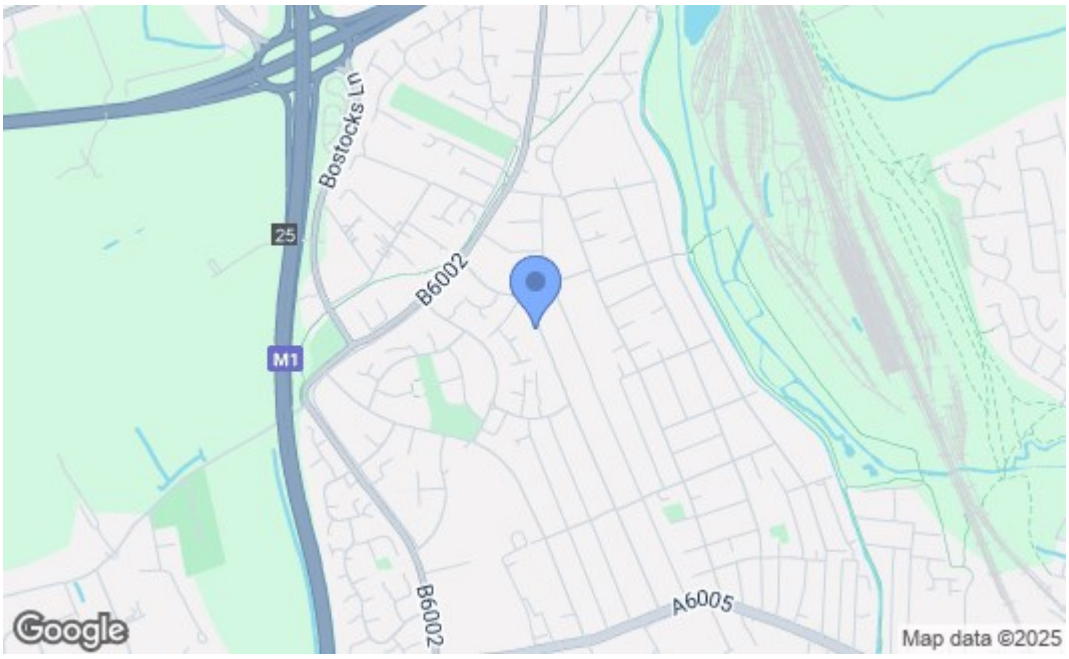
Outside
To the exterior, the property benefits a large and enclosed rear garden with a patio area, turf, acer tree and mature flower beds.

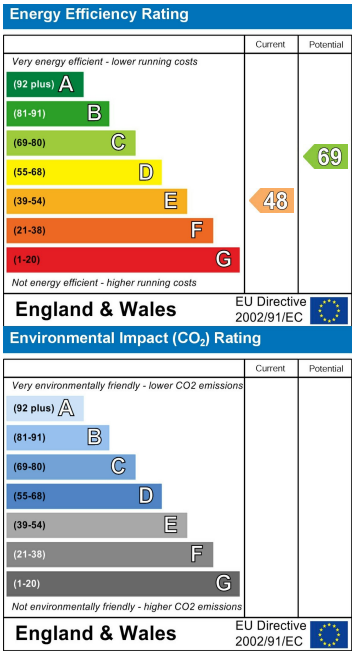
Council Tax
Erewash Borough Council Band B

Directions
Proceed out of Long Eaton along Derby Road and after the bend Curzon Street can be found as a turning on the right hand side.
8603RS

Additional Information
Electricity – Mains supply
Water – Mains supply
Heating – Gas central heating
Septic Tank – No
Broadband – BT, SKY AND VIRGIN
Broadband Speed -
Standard 8 mbps
Superfast 35 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







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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