Robert Ellis

look no further...







Shakespeare Street,
Long Eaton, Nottingham
NG10 4NB

O/O £125,000 Freehold

0115 946 1818

/robertellisestateagent @robertellisea



TWO DOUBLE BEDROOM TRADITIONAL MID TERRACE IN THE HEART OF LONG EATON – NO UPWARD CHAIN

Being situated in the heart of Long Eaton, this traditional two double bedroom mid terrace property is offered for sale with no upward chain and represents an ideal opportunity for first time buyers or investors alike. The property provides well proportioned accommodation throughout and is ready for immediate occupation, having had the carpets recently cleaned, offering a perfect blank canvas for a buyer to put their own stamp on. Internally, the accommodation includes a lounge leading through to an open plan kitchen diner, providing a great space for both everyday living and entertaining. To the first floor, there are two good size double bedrooms and a bathroom. Outside, there is a low maintenance rear garden, ideal for those seeking an easy to manage outdoor space. Conveniently located within walking distance of Long Eaton town centre, the property is close to a wide range of shops, amenities and transport links. An excellent opportunity to purchase a well located home with great potential.

The property comprises of a front lounge which provides the main reception space and leads through via an opening into the open plan kitchen diner, fitted with a range of wall, drawer and base units. The property has previously been rented and has been updated over the years, offering well maintained accommodation throughout. To the first floor, the landing leads to two double bedrooms and the bathroom. Outside, there is a low maintenance courtyard style garden to the rear, ideal for easy upkeep.

As previously mentioned the property is within easy reach of the Asda and Tesco superstores along with numerous other retail outlets found in Long Eaton town centre, there are schools for all ages, healthcare and sports facilities including West Park Leisure Centre and the adjoining playing fields and the excellent transport links include J25 of the M1, Long Eaton and East Midlands Parkway stations, East Midlands Airport and the A52 to Nottingham and Derby.





Lounge
10'5 x 14'1 approx (3.18m x 4.29m approx)
Entering through the wooden panelled front door, there is a UPVC double glazed window to the front, carpeted flooring, ceiling light, double radiator, Tv and internet point, in-built cupboard housing meters. There is an opening into the kitchen diner, with the staircase.

Kitchen Diner
10'5 x 19'5 approx (3.18m x 5.92m approx)
The kitchen diner has a wooden door into the back garden, a UPVC double glazed window, laminate flooring. ceiling light. radiator. The staircase leads up to the first floor.
The kitchen consists of wooden wall, drawer and base units to two walls with laminate rolled edge worktop, white splash-back tiling, inset sink and drainer, wall mounted boiler. oven, space for standing fridge freezer and washing machine.

Landing
5'6 x 2'3 approx (1.68m x 0.69m approx)
With carpeted flooring, ceiling light and doors off to two bedrooms and the bathroom.

Bedroom One
10'5 x 11'4 approx (3.18m x 3.45m approx)
With a UPVC double glazed window to the front elevation, carpeted flooring, ceiling light, radiator.

Bedroom Two
10'5 x 9'1 approx (3.18m x 2.77m approx)
With a UPVC double glazed window to the rear elevation, carpeted flooring, ceiling light, radiator.

Bathroom
7'9 x 7'10 approx (2.36m x 2.39m approx)
With vinyl flooring, radiator, ceiling light. There is a panelled bath with tiling to the ceiling, and shower above, pedestal sink and low flush w.c.

Outside
To the rear, there is a courtyard low maintenance enclosed garden with access to the front via the side.

Directions
Proceed out of Long Eaton along Derby Road and after the canal bridge turn right into Bridge Street and left into Shakespeare Street where the property can be found on the left as identified by our 'for sale' board.
9243JG

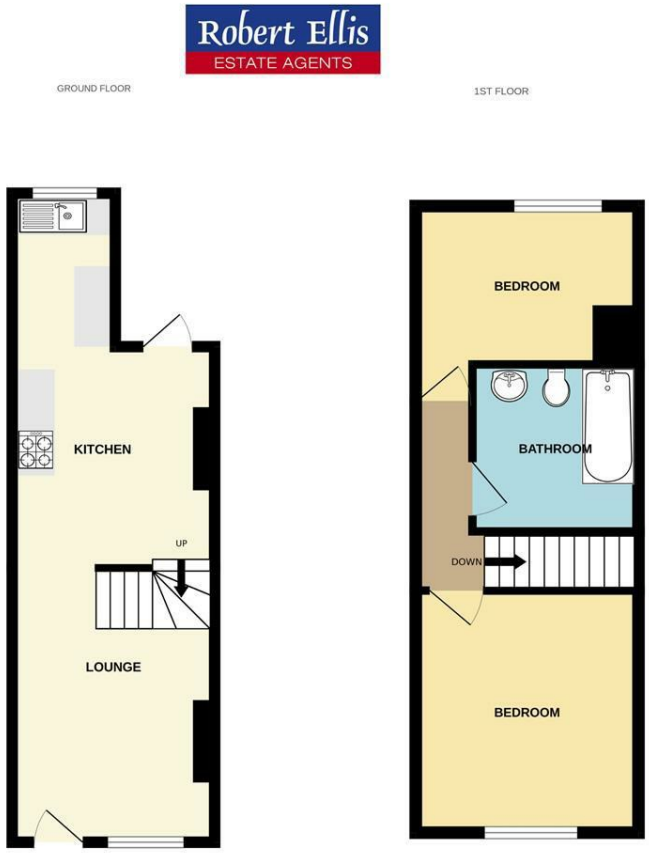
Agents Notes
There are AI photos on this listing.

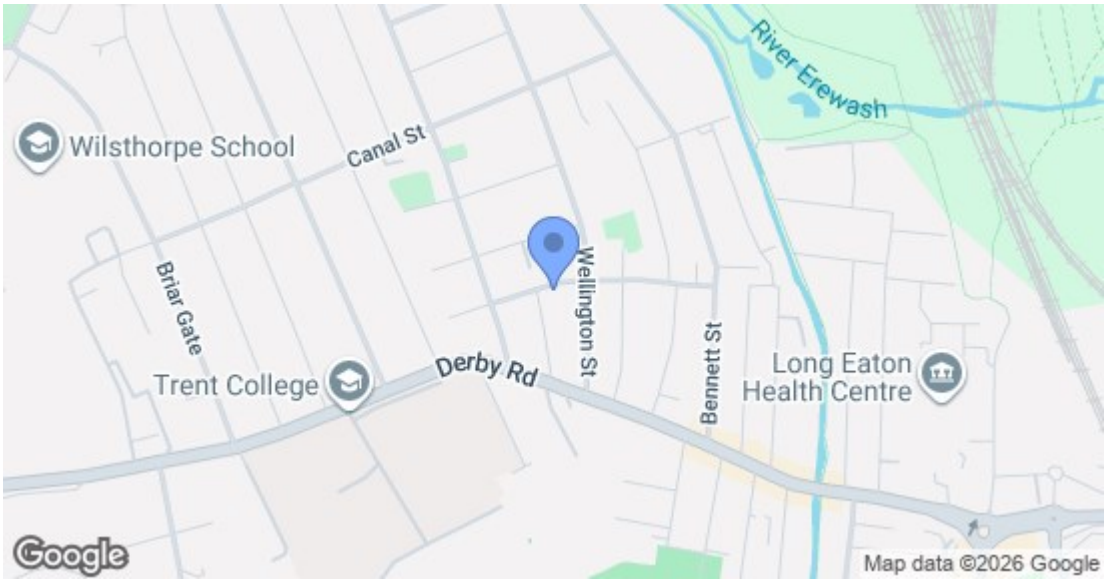
Council Tax
Erewash Council Tax Band A

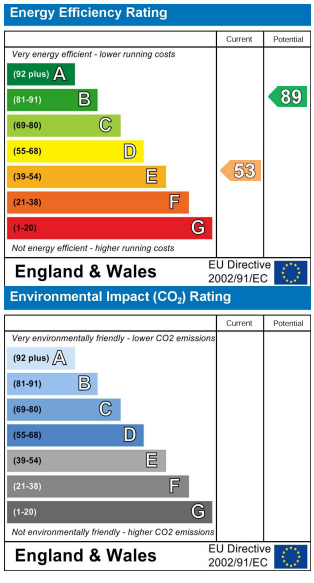
Additional Information
Electricity – Mains supply
Water – Mains supply
Heating – Gas central heating
Septic Tank – No
Broadband – BT, Sky, Virgin
Broadband Speed - Standard 15mbps Superfast 80mbps Ultrafast 1800mbps
Phone Signal – 02, Three, EE, Vodafone
Sewage – Mains supply
Flood Risk – No flooding in the past 5 years
Flood Defenses – No
Non-Standard Construction – No
Any Legal Restrictions – No
Other Material Issues – No











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