

Robert Ellis

look no further...



31 Nathaniel Road,
Long Eaton, Nottingham
NG10 1GB

£129,950 Freehold

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A MID TERRACE HOME PROVIDING IMMACULATE AND READY TO MOVE INTO ACCOMMODATION, AN INTERNAL VIEWING IS HIGHLY RECOMMENDED.

Robert Ellis are delighted to bring to the market this exceptional mid terrace home Which has been refurbished in the last few years situated in the heart of Long Eaton. We feel this particular home will suit a wide range of potential purchasers from first time buyers looking for a home that is ready to move into or those looking for a property with a good potential rental return in a prime letting location. As previously mentioned the property has the benefit of having recently undergone a full refurbishment and upgrade programme to offer immaculate and ready to move into accommodation throughout and an internal viewing comes highly recommended in order to appreciate all that is on offer.

The property is constructed of brick to the external elevations all under a tiled roof and derives the benefit of modern conveniences such as GAS CENTRAL HEATING and UPVC DOUBLE GLAZING. in brief the well appointed and refurbished accommodation comprises of living room, separate dining room with archway opening onto the re-fitted kitchen which has the benefit of INTEGRAL APPLIANCES. There is also a re-fitted shower room to the rear. To the first floor there are the two double bedrooms. The property is finished to a high standard and provides neutral decoration throughout having contemporary timber doors with chrome fittings.

The property is located within easy reach of the Asda and Tesco superstores and numerous other retail outlets found along the high street, schools for all ages, health care and sports facilities and excellent transport links including J25 of the M1, Long Eaton Station, East Midlands Airport and the A52 providing direct access to Nottingham and Derby. Contact the office to arrange your viewing today, selling with the benefit of NO UPWARD CHAIN.



Lounge

11'8 x 11'1 approx (3.56m x 3.38m approx)

UPVC double glazed window to the front, composite front entrance door, laminate flooring, radiator and two UPVC double glazed windows to the front.

Dining Room

11'8 x 10'11 approx (3.56m x 3.33m approx)

Laminate flooring, radiator, door with stairs leading to the first floor, UPVC double glazed door to the rear and archway through to:

Kitchen

7'5 x 6'2 approx (2.26m x 1.88m approx)

Laminate flooring, range of fitted wall and base units with work surfaces above, stainless steel sink and drainer unit with hot and cold mixer tap, integrated electric oven and grill with four ring hob with extractor fan over, tiled splashbacks, integrated fridge and freezer, UPVC double glazed window to the side.

Shower Room

Re-fitted bathroom with tiled flooring, separate tiled shower cubicle with shower over, wash hand basin, low flush w.c., wall mounted chrome towel radiator, UPVC double glazed window to the side.

First Floor Landing

With spotlights and doors leading to:

Bedroom 1

11'8 x 10'11 approx (3.56m x 3.33m approx)

UPVC double glazed window to the rear, radiator, built-in storage cupboard.

Bedroom 2

11'1 x 9'8 approx (3.38m x 2.95m approx)

UPVC double glazed window to the front, range of built-in wardrobes and radiator.

Outside

To the rear of the property there is a paved patio area, lawned garden, enclosed with timber fence panels.

Directions

Proceed out of Long Eaton along Waverley Street and at

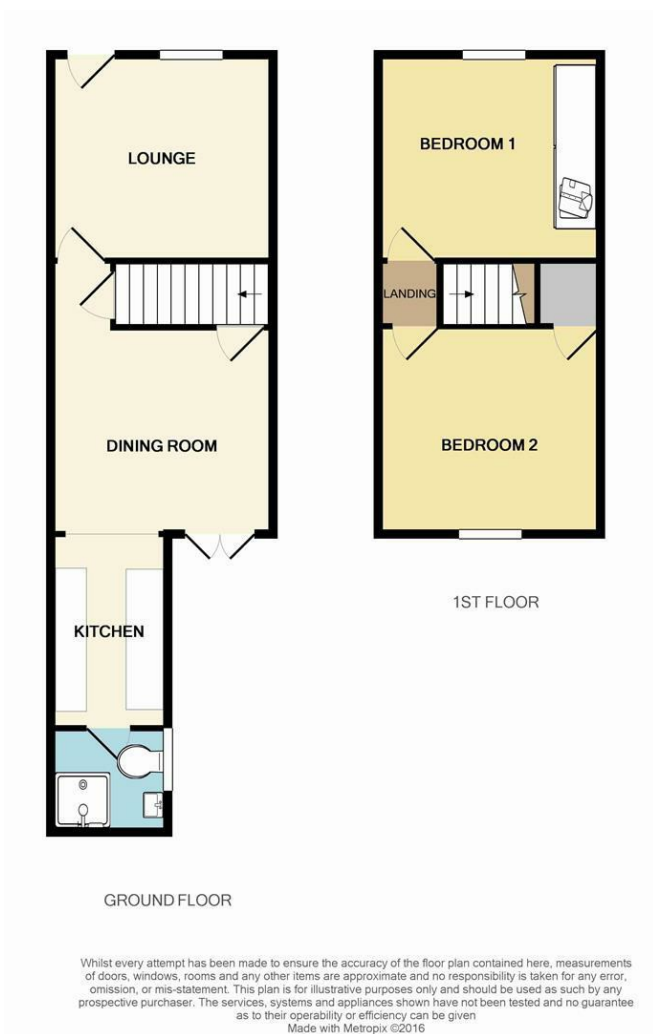
the traffic island take the third exit onto Nathaniel Road where the property can be found on the right as identified by our 'for sale' board.

5613AMEC

Agents Notes

The EPC for this property was carried out prior to any improvement works.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(69-80) C			
(55-68) D		57	
(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			
(81-91) B			83
(69-80) C			
(55-68) D		54	
(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.