Robert Ellis

look no further...

Welbeck Road,
Long Eaton, Nottingham
NG10 4GQ

£200,000 Freehold

0115 946 1818

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A THREE BEDROOM SEMI DETACHED HOUSE WITH OFF STREET PARKING AND LARGE REAR GARDEN, BEING SOLD WITH NO UPWARD CHAIN.

Robert Ellis are delighted to bring to the market this well presented and spacious three bedroom semi detached house. The house would ideally suit the first time buyer, a growing family or someone looking to downsize and is constructed of brick and benefits from gas central heating and double glazing.

The property briefly comprises of an entrance hallway with understairs storage cupboard, lounge and open plan kitchen diner. To the first floor there is a large landing leading to three spacious bedrooms and the shower room. Outside there is a large driveway with ample off street parking for three vehicles and to the rear an enclosed garden with lawn, patio and storage shed. The garden overlooks allotments to the rear and there are two outhouses, one which is currently an outside w.c. and the second used for storage.

Located in the popular residential town of Long Eaton, close to a wide range of local schools, shops and parks, the property benefits from fantastic transport links including nearby bus stops with easy access to major road links including the A52, A50 and M1. The property is close to Long Eaton train station and East Midlands Airport which are both within a 15 minute drive and an internal viewing is highly recommended to appreciate the property and location on offer.

Entrance Hall
UPVC double glazed door to the front, UPVC double glazed window to the side, carpeted flooring, understairs storage cupboard, radiator and ceiling light.

Lounge
13'1 x 13'5 approx (3.99m x 4.09m approx)
UPVC double glazed window to the front, carpeted flooring, radiator, built-in storage cupboard, gas fire and ceiling light.

Kitchen
11'3 x 13' approx (3.43m x 3.96m approx)
UPVC double glazed window to the rear, UPVC double glazed door leading to the rear garden, radiator, vinyl flooring, wall, base and drawer units with work surface over and inset sink and drainer, space for a washing machine, integrated cooker and ceiling light.

First Floor Landing
UPVC double glazed window to the side, carpeted flooring, loft hatch and ceiling light.

Bedroom 1
10'1 x 12' approx (3.07m x 3.66m approx)
UPVC double glazed window to the front, built-in storage cupboard, fitted wardrobes, carpeted flooring and ceiling light.

Bedroom 2
10'8 x 9'5 approx (3.25m x 2.87m approx)
UPVC double glazed window to the rear, fitted wardrobes, radiator, carpeted flooring and ceiling light.

Bedroom 3
9'4 x 8'7 approx (2.84m x 2.62m approx)
UPVC double glazed window to the rear, carpeted flooring, radiator and ceiling light.

Shower Room
5'8 x 8'6 to 5'2 approx (1.73m x 2.59m to 1.57m approx)
Obscure UPVC double glazed window to the front, low flush w.c., wall mounted wash hand basin, walk-in shower with electric shower, built-in airing/storage cupboard over the stairs, ceiling light.

Outside
To the front there is off road parking for three vehicles and to the rear there is an enclosed garden with lawn, patio, storage shed, two outhouses, one is a toilet and the second is used for storage. The garden overlooks allotments.

Directions
Proceed out of Long Eaton along Derby Road and take the right hand turning into College Street. Continue for some distance and as the road bends to the left take the right hand turning into Welbeck Road, following the road round where the property can be found on the left hand side, as identified by our for sale board.
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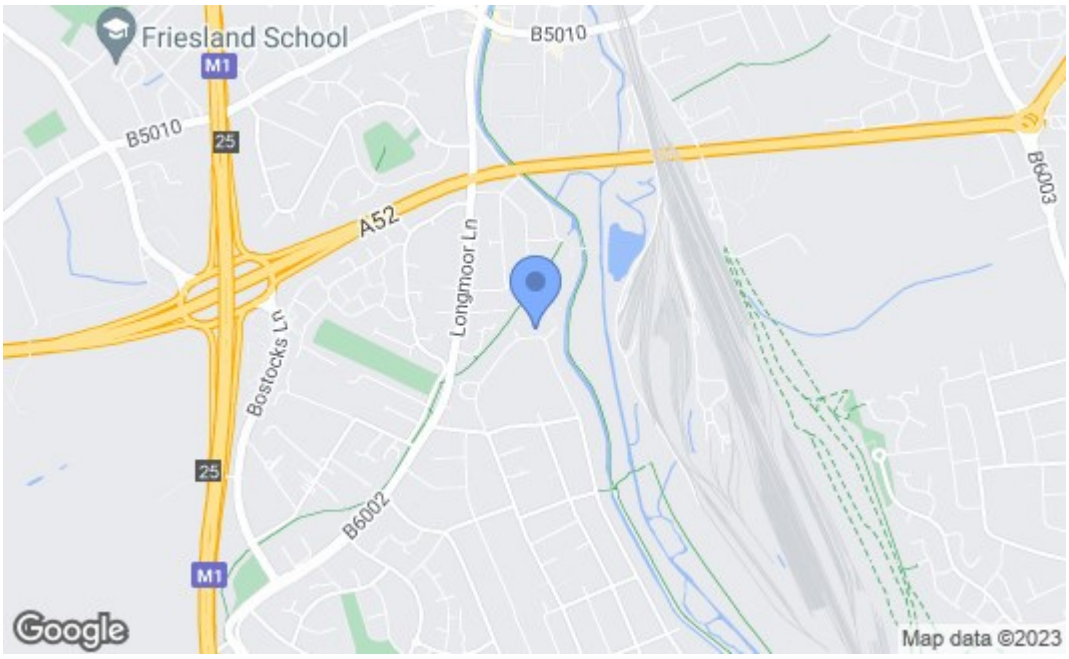
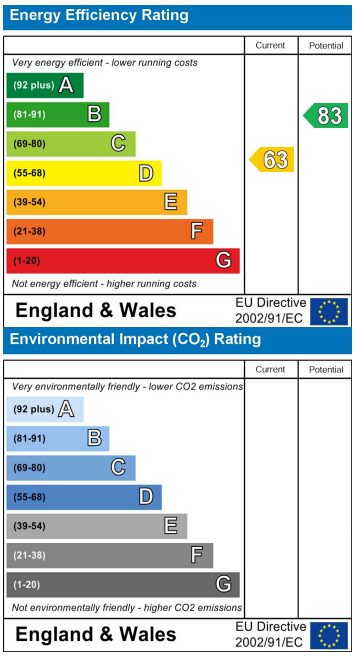
Council Tax
Erewash Borough Council Band B





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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