Robert Ellis

look no further...

Abbott Street,

Long Eaton, Nottingham

NG10 1DF

£165,000 Freehold

0115 946 1818

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A THREE BEDROOM PROPERTY BEING SOLD WITH THE BENEFIT OF NO UPWARD CHAIN.

Robert Ellis are delighted to bring to the market a property that is situated in the heart of Long Eaton, within walking distance to local amenities and facilities provided by the town centre and the surrounding area. The property is well proportioned with accommodation on two levels and is ready for immediate occupation. Ideally suited to the first time buyer, growing family or buy to let investor, selling with the benefit of no upward chain. An early viewing comes highly recommended to fully appreciate the accommodation on offer.

The property is constructed of brick to the external elevations all under a tiled roof and benefits from modern conveniences such as gas central heating and double glazing. In brief the accommodation comprises of an entrance hall, lounge with a bay window, breakfast kitchen and bathroom. To the first floor there are three bedrooms (one of which could be converted into a bathroom if a buyer wanted to move it to the first floor and create a larger living kitchen to the ground floor). Outside the property is set back from the road having a low maintenance garden to the front which could be made into off the road parking, if required, and at the rear there is a privately enclosed rear garden.

Situated within walking distance of Long Eaton and within easy reach of all the local amenities and facilities on the high street which include the Asda and Tesco superstores and numerous other retail outlets, schools for all ages, health care and sports facilities including the Trent Lock Golf Club and excellent transport links including junctions 24 and 25 of the M1, Long Eaton Station, East Midlands Airport and the A52 providing excellent links to both Nottingham and Derby. Viewing highly recommended to appreciate the accommodation on offer.

Entrance Hall
UPVC double glazed front entrance door, stairs to the first floor, radiator and door to:

Lounge
13'1 x 10'1 approx (3.99m x 3.07m approx)
UPVC double glazed bay window to the front, TV point, gas fire with Adam style surround, radiator, coving to ceiling and door to:

Dining Kitchen
10'6 x 10'5 approx (3.20m x 3.18m approx)
Wall, base and drawer units with roll edged work surface over, stainless steel sink and drainer with mixer tap over, tiled walls and splashbacks, cooker space, breakfast bar, appliance space, UPVC double glazed window and rear exit door, radiator and door to:

Bathroom
A white three piece suite comprising of a panelled bath with electric shower over, low flush w.c., pedestal wash hand basin, tiled walls and splashbacks, radiator, UPVC double glazed window to the rear.

First Floor Landing
Doors to:

Bedroom 1
13'4 x 11'5 approx (4.06m x 3.48m approx)
UPVC double glazed window to the front, radiator, picture rail.

Bedroom 2
10'5 x 8'3 approx (3.18m x 2.51m approx)
UPVC double glazed window to the side, radiator, picture rail.

Bedroom 3
7'1 x 6'5 approx (2.16m x 1.96m approx)
UPVC double glazed window to the rear, radiator, laminate floor.

Outside
To the front of the property there is a low maintenance garden having a gravelled area and a path leading to the front entrance door, privately enclosed with a walled boundary. To the rear there is a patio to the immediate rear of the property leading onto the lawn and a path which leads onto the bottom of the garden where there is a an additional patio area, perfect for seating. There are borders either side of the garden with mature shrubs, the garden is privately enclosed with fenced boundaries. There is a gate for access for the bins.

Directions
Proceed out of Long Eaton along Tamworth Road and after some distance turn left into Nelson Street and right into Abbott Street where the property can be found on the right.
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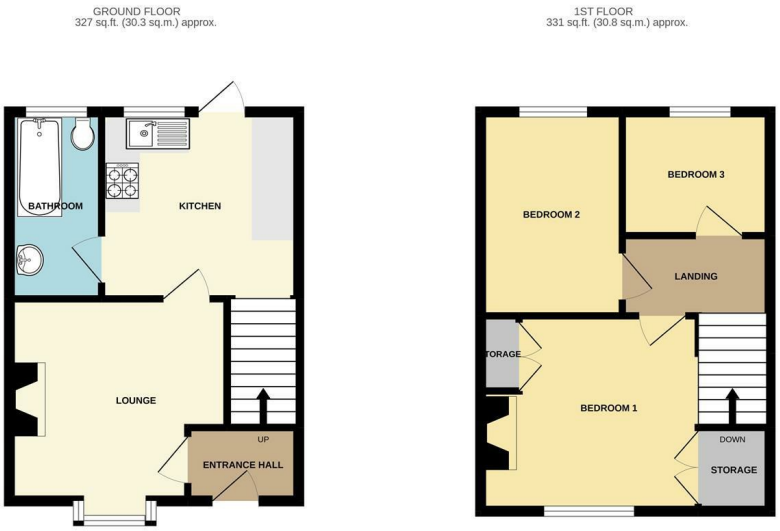

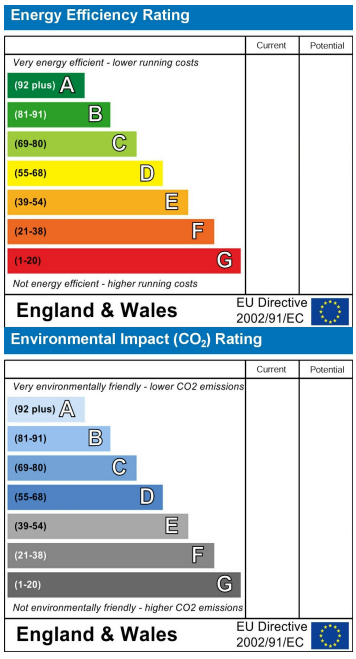

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

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