



Landsdown Grove,  
Long Eaton, Nottingham  
NG10 2BD

**£150,000 Freehold**



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

Robert Ellis are delighted to bring to the market this spacious, two bedroom end property, perfect for a range of buyers including first time buyers or investors. The property is constructed of brick and benefits from double glazing throughout, whilst requiring cosmetic modernisation and upgrade.

The property briefly comprises of an entrance hallway, living room and kitchen with built-in storage cupboards and separate pantry. To the first floor the landing leads to two spacious bedrooms, with the master benefiting from built-in wardrobes and a three piece bathroom suite. Outside the property benefits from off street parking for two cars, gated side access to the rear. To the rear there is a large enclosed garden, with patio, lawn, mature trees and shrubs with an outbuilding equipped with power and plumbing.

Located in the popular residential town of Long Eaton, close to a wide range of schools, shops and parks. Long Eaton town centre is within walking distance where supermarkets, healthcare and other retail outlets can be found, there are fantastic transport links including nearby bus stops and easy access to major road links such as the A50, M1 and A52 to both Nottingham and Derby, East Midlands Airport and Long Eaton station are both within a 15 minute drive. An internal viewing is highly recommended to appreciate the location and accommodation on offer.



## Entrance Hall

UPVC door to the front and door to:

## Living Room

11'2 x 11'2 approx (3.40m x 3.40m approx)

UPVC double glazed window to the front, wooden floorboards, gas fire and ceiling light.

## Kitchen

11'3 x 11'1 approx (3.43m x 3.38m approx)

UPVC double glazed sliding doors to the rear garden, built-in understairs storage and built-in pantry, wall and base units with work surface over, inset sink and drainer, gas fire, original flooring, ceiling light and space for a washing machine.

## First Floor Landing

Wooden floorboards, ceiling light, loft access hatch and doors to:

## Bedroom 1

11'2 x 11'2 approx (3.40m x 3.40m approx)

UPVC double glazed window to the front, overstairs storage cupboard, wooden floorboards, ceiling light and gas storage heater.

## Bedroom 2

11'3 x 8'9 approx (3.43m x 2.67m approx)

UPVC double glazed window to the rear, wooden floorboards, gas storage heater and ceiling light.

## Shower Room

8'3 x 4'9 approx (2.51m x 1.45m approx)

Obscure UPVC double glazed window to the rear, tiled flooring, ceiling light, pedestal wash



hand basin, low flush w.c., single enclosed shower cubicle, built-in storage housing the water tank.

## Outside

There is off street parking for two cars, side access for the bins and to the rear. Storage outhouse with power and plumbing. To the rear there is an established and mature, low maintenance garden with a patio which is private and enclosed.

## Directions

Proceed out of Long Eaton along Nottingham Road taking the left hand turning after the bridge into Norfolk Road. Continue along where Landsdown Grove is situated as the first turning on the right hand side and the property can be found on the right as identified by our for sale board.

7543AMRS

## Council Tax

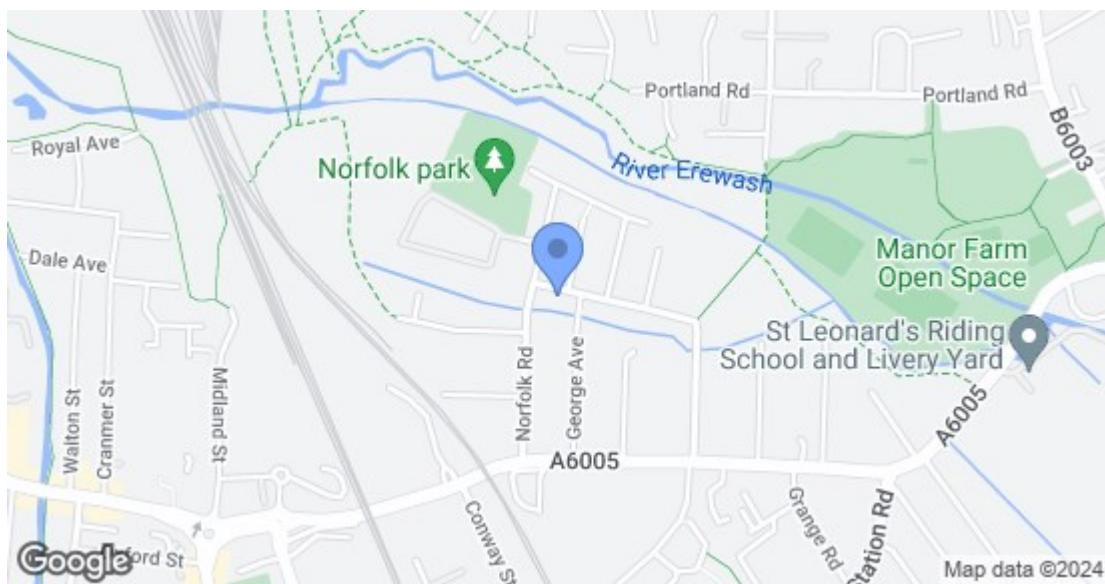
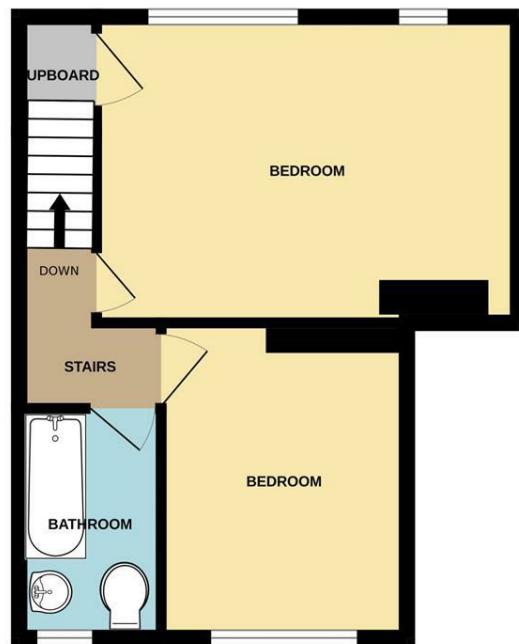
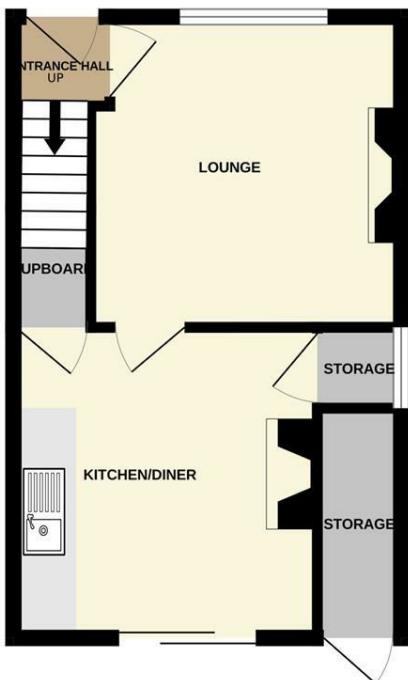
Erewash Borough Council Band A



GROUND FLOOR

Robert Ellis  
ESTATE AGENTS

1ST FLOOR



Energy Efficiency Rating		
Current		Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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 <sub>2</sub> ) Rating		
Current Potential		
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> 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.