Robert Ellis

look no further...







Stafford Street,
Long Eaton, Nottingham
NG10 2EA

O/I/R £125,000 Freehold

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THIS IS A TWO DOUBLE BEDROOM END PROPERTY LOCATED ON THE OUTSKIRTS OF LONG EATON WHICH IS NOW IN NEED OF A GENERAL UPDATING AND REFURBISHMENT PROGRAMME.

Being located on Stafford Street which is a popular road on the outskirts of Long Eaton, this two double bedroom end property is now in need of a total refurbishment and upgrade programme and it has therefore been priced to attract the interest from people who are looking to purchase properties in this condition so they can improve the property to suit their own requirements. The property has the advantage of a garage at the rear which can be accessed from a service road that connects to the Long Eaton Football Club – subject to an annual peppercorn being paid. The property is well placed for easy access to the amenities and facilities provided by Long Eaton and the surrounding area which has helped to make this a very popular and convenient place to live.

The property is constructed of brick to the external elevations under a pitched tiled roof and the accommodation derives the benefits of having gas central heating. The front door leads to the reception hall, from which stairs take you to the first floor and a door leads into the lounge and there is a walk-through from the lounge to the dining/sitting room which then connects the kitchen that is included in an extension at the rear, with the kitchen and this part of the property needing attention. To the first floor the landing leads to the two double bedrooms and a shower room, which again needs re-fitting and is large enough to include a bath and separate shower. Outside there is a walled area at the front, a path runs down the left hand side to the rear where there are patios, a lawn and there is a garage positioned at the bottom of the garden which is accessed from the service road at the rear.

The property is close to the centre of Long Eaton where there are Asda, Tesco, Lidl and Aldi stores as well as many other retail outlets, there are excellent local schools within walking distance of the property, healthcare and sports facilities including the West Park Leisure Centre and adjoining playing fields and the excellent transport links include J25 of the M1, East Midlands Airport, stations at Long Eaton and East Midlands Parkway and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.





Porch
The porch needs attention and there is a wood panel front door with inset glazed panel leading to reception hall.

Reception Hall
Stairs with two wooden handrails leading to the first floor, radiator and a glazed door leading into the lounge.

Lounge
12' x 11'5 (3.66m x 3.48m)
Having a double glazed bow window to the front, a radiator in a decorative housing, a three burner gas fire (not tested) in a tiled fireplace with matching hearth, double opening glazed doors with a shelf and glazed panel to the side leading into the dining/sitting room.

Dining/Sitting Room
15' max x 12' (4.57m max x 3.66m)
Having a half double glazed door leading into the kitchen with a double glazed window to the side, a four burner gas fired (not tested) set within a feature brick fire surround, a double cupboard to the side of the chimney breast, a fitted bar unit with panelling and shelving to a back wall and a radiator is housed within a decorative surround, double glazed window looking down the rear garden.

Understairs Storage Cupboard
Having an opaque glazed window to the side, the electric fuse box, electric and gas meters are housed in the cupboard and there is shelving to the walls and a light is provided in the cupboard.

Kitchen
11'3 x 5'5 (3.43m x 1.65m)
The existing kitchen has been added onto the rear of the property and is fitted with a sink with mixer tap and a four ring gas hob set within a work surface, with cupboards and space below for an automatic washing machine, an oven with cupboards above and below, a surface with double cupboard and drawer beneath and a further surface with double cupboard under, matching wall units and shelving, a double glazed window and a second window which needs attention to the rear, there is a half safety glazed door leading out to the rear garden.

First Floor Landing
The landing has a window to the side and doors leading to the two bedrooms and bathroom.

Bedroom 1
11'7 plus recess x 11'4 (3.53m plus recess x 3.45m)
Having a double glazed window to the front, two double built-in wardrobes with a central mirrored panel and cupboards over the wardrobes, a fitted dressing table with drawers and cupboards under and a large storage cupboard above, a radiator and a picture rail to the walls.

Bedroom 2
12'1 x 7'8 (3.68m x 2.34m)
Having a double glazed window to the rear, an airing/storage cupboard housing the hot water tank, two wardrobes and central dressing table with drawers under and cupboards above and a radiator with a shelf over.

Shower Room
The shower room has a corner shower with a 'Triton' electric shower, tiling to two walls, a glazed pivot door and protective screen, pedestal hand basin with tiled splashback and a low flush WC, radiator, double opaque glazed window and hatch to the loft.

Outside - Front
At the front of the property, there is a concrete area with wall and railings to the front and a fence to the right and railings to the left hand side. A path leads down the left hand side of the house to a gate which provides access to the rear garden.

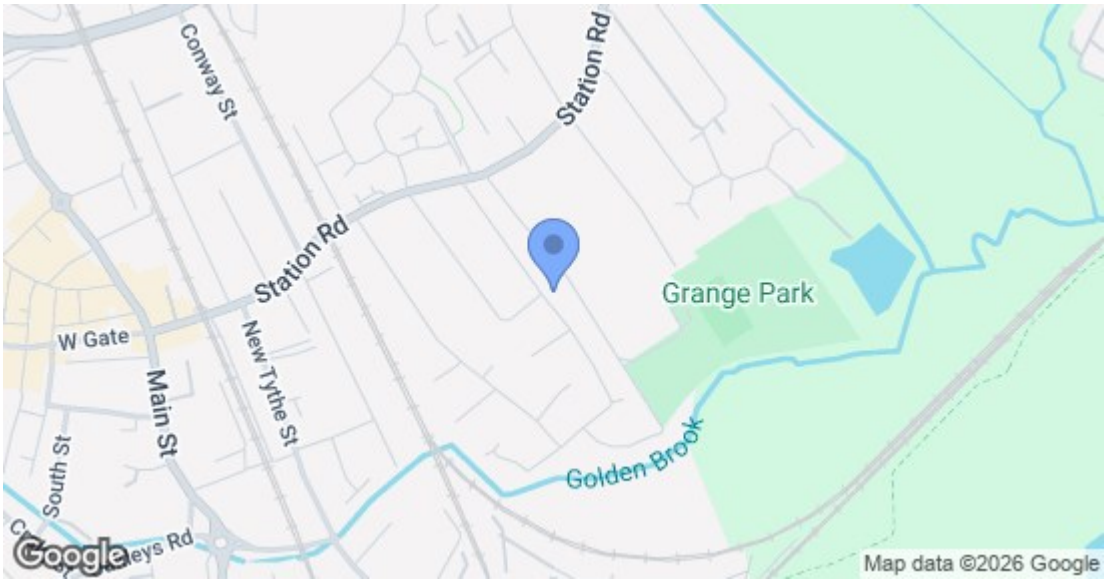
Outside - Rear
At the rear of the property, there is a walled concrete area to the immediate rear of the house and a gate leads to a path running down to the bottom of the garden where there is a lawn, there are steps to a paved patio area with a raised bed to the right hand side. At the bottom of the garden, there is an asbestos panelled shed with a pitched roof and double wooden doors with a drive at the front with gates leading out to the service road which runs behind the properties on this side of Stafford Street and an outside tap is provided.

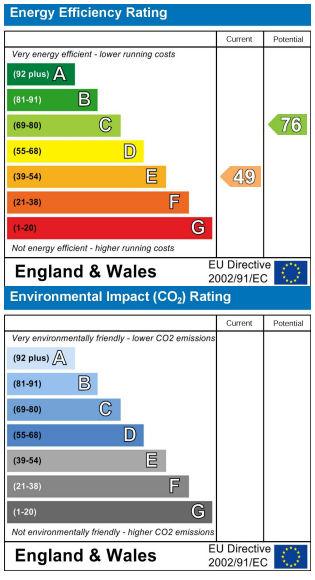
Additional Information
Electricity – Mains supply
Water – Mains supply
Heating – Gas central heating
Septic Tank – No
Broadband – BT, SKY AND VIRGIN
Broadband Speed - tandard 15 mbps
Superfast 80 mbps
Ultrafast 1000 mbps
Phone Signal – O2, EE, THREE AND VODAFONE
Sewage – Mains supply
Flood Risk – No, surface water
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.

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