

# Robert Ellis

*look no further...*



King Street,  
Long Eaton, Nottingham  
NG10 4LJ

**£175,000 Freehold**

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/robertellisestateagent



@robertellisea

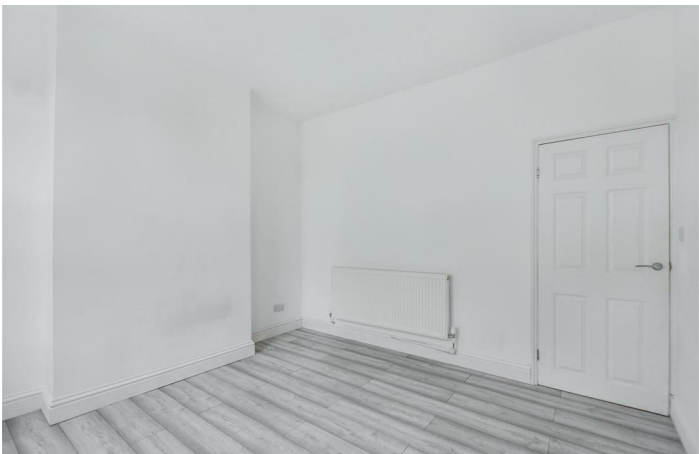


A WELL PRESENTED AND SPACIOUS, TWO BEDROOM VICTORIAN TERRACED PROPERTY, PERFECT FOR A WIDE RANGE OF BUYERS AND BEING SOLD WITH THE ADDED BENEFIT OF NO ONWARD CHAIN.

Robert Ellis are pleased to be instructed to market this fantastic example of a two bedroom Victorian terraced property. The property is constructed of brick to the external elevations and benefits double glazing and gas central heating throughout. This property would be ideal for a wide range of buyers such as first time buyers, investors looking for a rental property and people who are looking to downsize alike. An internal viewing is highly recommended to appreciate the property and location on offer.

In brief, the property comprises of a Lounge, Dining Room and Kitchen to the ground floor. To the first floor, there are two double bedrooms and a family bathroom. To the rear, there is an enclosed turfed garden with a small patio area.

Located in the popular residential town of Long Eaton, close to and within walking distance to the town centre, shops, schools and parks with fantastic transport links such as nearby bus stops and major road links such as the M1, A50 and A52 to both Nottingham and Derby with East Midlands Airport and Long Eaton train station being just a short drive away.



### Entrance

uPVC panelled entrance door with a decorative half moon light panel within.

### Living Room

11'6" into recess x 11'1" (3.53 into recess x 3.39)

uPVC double glazed window to the front elevation, radiator, wood effect laminate flooring. Door to inner lobby. Door to dining room.

### Inner Lobby

Stairs rising to the first floor.

### Dining Room

11'5" into recess x 12'3" (3.48 into recess x 3.75)

uPVC double glazed window to the rear elevation, radiator, continuation of the grey wood effect laminate flooring, understairs storage cupboard which houses the modern electric consumer unit. Door to kitchen.

### Kitchen

8'7" x 6'1" (2.63 x 1.86)

uPVC double glazed window to the side elevation, decorative obscured double glazed door opening to the rear. Mix of high gloss white wall, base and drawer units with a laminate worktop over, tile splashbacks, stainless steel sink/drainage with chrome mixer tap, space for freestanding gas cooker, plumbing and space for washing machine or dishwasher, ceiling spotlights, tiles to the floor.

### First Floor Landing

Radiator, doors to bedrooms and bathroom, airing cupboard which houses the hot water tank and header tank with shelving.

### Bedroom 1

15'6" x 11'1" (4.74 x 3.38)

uPVC double glazed window to the front elevation, radiator.

### Bedroom 2

11'4" max x 15'5" max (3.47 max x 4.70 max)

uPVC double glazed window to the rear elevation, radiator. Access to the loft which has a ladder. The Vendor has advised that the loft is partially boarded.

### Bathroom

6'0" x 8'8" (1.84 x 2.66)

Obscured uPVC double glazed window to the rear elevation, three piece white suite comprising shower bath which has a 'Triton Avena' electric shower and there is a shower screen, chrome mixer tap, close coupled WC and pedestal wash hand basin with chrome mixer tap, chrome heated towel rail, ceiling spotlights, extractor fan, fully tiled to walls, tiles to the floor.

### Outside

No garden to the front. Alleyway to the side which provides access to the rear garden. The rear garden has a brick outbuilding which has power and light, housing a 'Worcester Bosch' central heating boiler. The rear garden is mainly lawned with a concrete hardstanding area, wooden fencing to the borders, outside tap.

### Agent's Note

There is a shared access across all gardens.

### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, SKY AND VIRGIN

Broadband Speed -

Standard 16 mbps

Superfast 80 mbps

Ultrafast 1800 mbps

Phone Signal – O2, EE, THREE, VODAFONE

Sewage – Mains supply

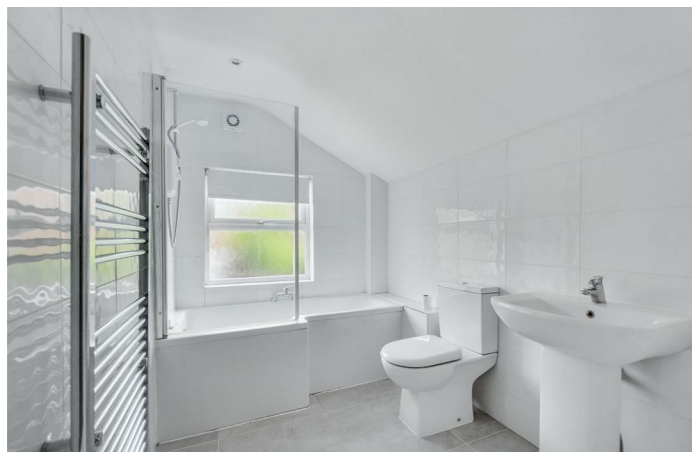
Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C		
(55-68) D	65	
(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.