



Fox Close,  
Long Eaton, Nottingham  
NG10 1GZ

**Price Guide £200-205,000**

**Freehold**

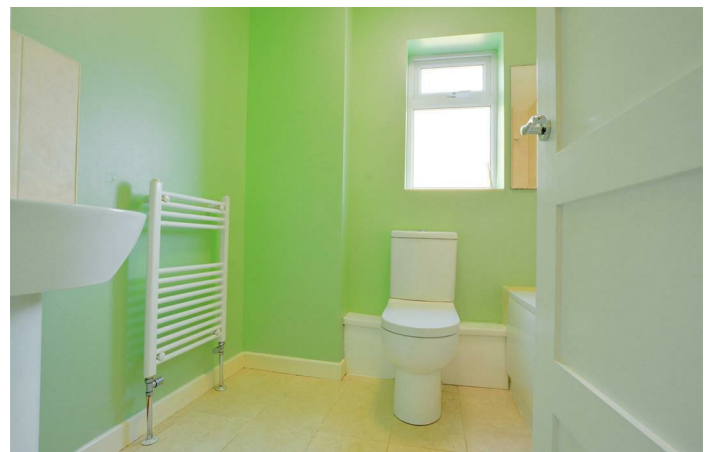


A TWO DOUBLE BEDROOM SEMI DETACHED HOUSE WITH OFF STREET PARKING AND PRIVATE REAR GARDEN. BEING SOLD WITH THE BENEFIT OF NO UPWARD CHAIN.

Robert Ellis are delighted to bring to the market this well presented, semi detached home. The property is constructed of brick and benefits from gas central heating and double glazing. The property also benefits from recently fitted fascias and soffits and composite doors to the front and rear. The property would ideally suit a range of buyers and an internal viewing is highly recommended.

The property briefly comprises of an entrance porch, lounge with a bay window to the front and kitchen which overlooks the rear garden. To the first floor there are two double bedrooms, the master benefiting from fitted wardrobes and the second a convenient storage cupboard. There is also a modern white three piece bathroom suite. Outside to the front, the property sits in a quiet cul-de-sac and has block paved off street parking for one vehicle. To the rear there is an enclosed, private garden with mature trees and shrubs, lawn, patio area and two storage sheds.

Located in the popular town of Long Eaton, close to a wide range of local schools, shops and parks, Long Eaton town centre is a short drive away where supermarkets, healthcare facilities and other retail outlets can be found. There is easy access to major road links such as the A52, M1 and A50 with both Long Eaton train station and East Midlands Airport just a short drive away.



### Entrance Porch

3'3 x 3'5 approx (0.99m x 1.04m approx)

Composite front door, laminate flooring and spotlights.

### Lounge

14'5 x 12'2 approx (4.39m x 3.71m approx)

UPVC double glazed bay window to the front, UPVC double glazed window to the side, radiator, electric fire, laminate flooring, stairs to the first floor and ceiling light.

### Dining Kitchen

12'2 x 7'8 approx (3.71m x 2.34m approx)

UPVC double glazed window to the rear, composite door to the rear garden, wall, base and drawer units with work surfaces over, inset sink and drainer with mixer tap, tiled flooring, space for a washing machine, gas oven, gas hob and extractor over, wall mounted Worcester Bosch boiler, space for a fridge freezer and ceiling light.

### First Floor Landing

Carpeted flooring, ceiling light and doors to:

#### Bedroom 1

12'2 x 7'7 approx (3.71m x 2.31m approx)

UPVC double glazed window to the rear, carpeted flooring, radiator, fitted oak wardrobes and ceiling light.

#### Bedroom 2

12'1 x 6'9 approx (3.68m x 2.06m approx)

UPVC double glazed windows to the front, radiator, storage cupboard and ceiling light.

### Bathroom

6'9 x 5'7 approx (2.06m x 1.70m approx)

Obscure UPVC double glazed window to the side, tiled flooring, low flush w.c., pedestal wash hand basin, bath with mixer tap and electric shower over, heated towel rail, loft access hatch and ceiling light.

### Outside

There is block paved off street parking to the front and to the rear there is an enclosed, private garden with patio, lawn, two storage sheds and mature trees and shrubs.

### Directions

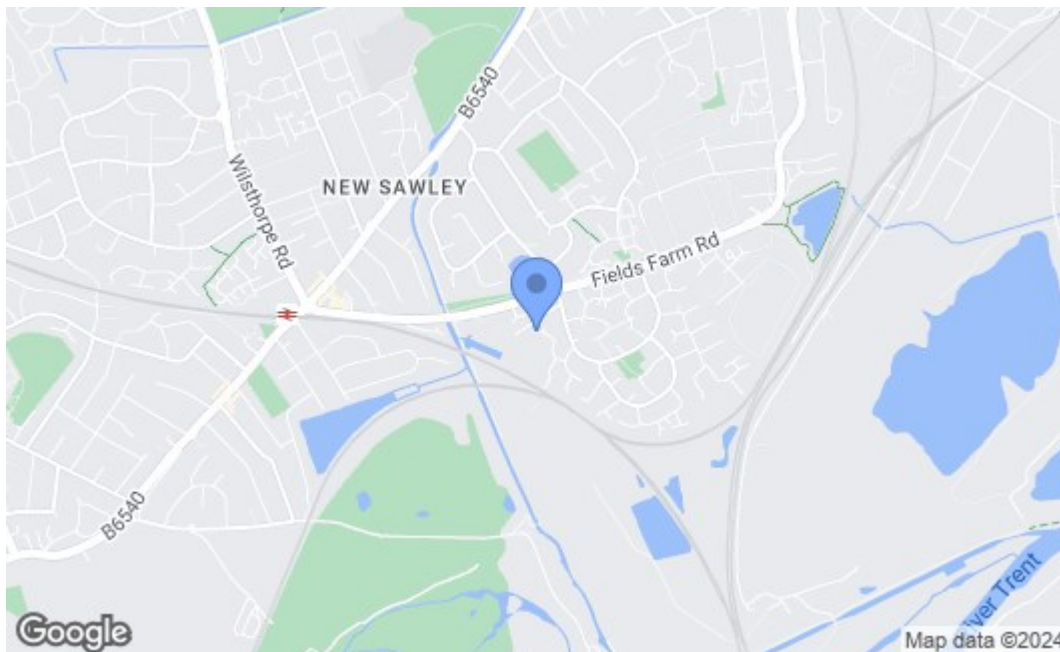
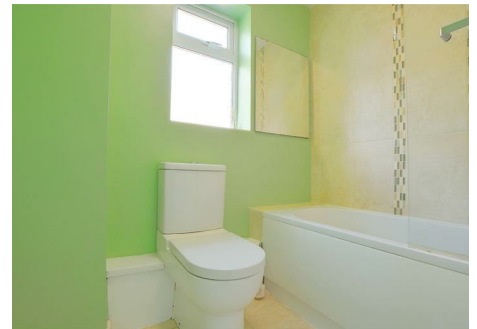
Proceed out of Long Eaton along Main Street and straight

over at the traffic island adjacent to the Tappers Harker, into Fields Farm Road. Take the second left turning into Bosworth Way, and then right into Rush Leys. Continue right into Holland Meadow and finally left into Fox Close. 7586AMRS

Council Tax

Erewash Borough Council Band B





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B			
(69-80) C		70	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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			
<b>England &amp; Wales</b>		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.