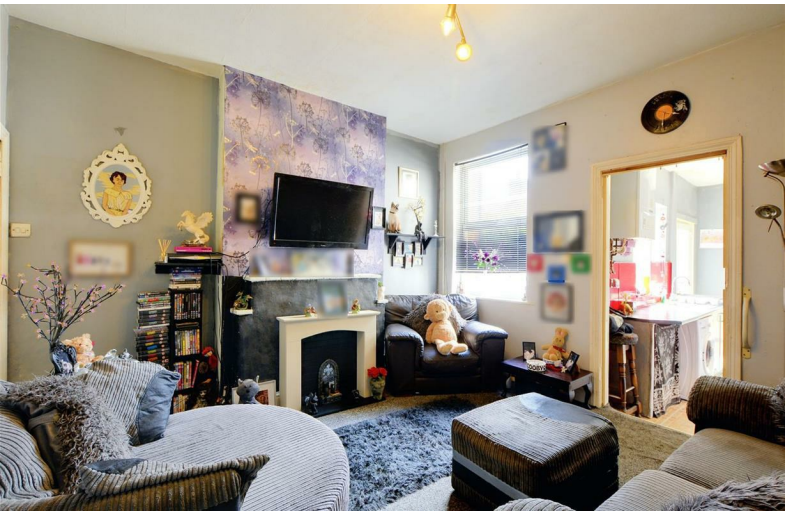
Robert Ellis

look no further...



Trafalgar Terrace,
Long Eaton, Nottingham
NG10 1GP

O/I/R £90,000 Freehold

0115 946 1818

/robertellisestateagent @robertellisea

THIS IS A TWO DOUBLE BEDROOM END PROPERTY WHICH IS CURRENTLY TENANTED AND IS BEING SOLD WITH A TENANT IN-SITU.

This is a two double bedroom end property which is currently rented and provides an investment opportunity for a landlord or similar buyer. The property is occupied by a long term tenant and we are looking for a buyer who will keep the house as a rental property and will not want to live at the property themselves. For the size and condition of the property to be appreciated, we recommend interested parties do take a full inspection so they can see the whole property for themselves, with the house benefiting from being well placed for easy access to all the amenities and facilities provided by Long Eaton with the town centre literally being only a few minutes walk away.

The property is constructed of brick under a pitched tiled roof and the accommodation derives all the benefits from having gas central heating, with a Valliant boiler and double glazing. The accommodation includes a hall and a reception room at the front which could alternatively be used as a third bedroom, the lounge/sitting room is at the rear and there is a kitchen with a door leading out to the rear garden. To the first floor the landing leads to the two double bedrooms and off the second bedroom there is the bathroom which is of a good size and has a three piece suite. At the rear of the property there is a block paved garden area with walls and fencing to the boundaries.

As previously mentioned the property is only a few minutes walk away from the centre of Long Eaton where there are Asda, Tesco and Aldi stores as well as many other retail outlets, there are healthcare and sports facilities which include the West Park Leisure Centre and adjoining playing fields, various pubs and restaurants in the town centre, schools for all ages are within easy reach and the transport links include junctions 24 and 25 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.

UPVC front door with inset leaded panel leading to:

Reception Hall
The reception hall was created by dividing the front room and the hall has a double radiator.

Reception Room
11'9" x 8'6" approx (3.6m x 2.6m approx)
Having a double glazed window to the front.

Lounge/Sitting Room
12'5" x 11'9" approx (3.8m x 3.6m approx)
Double glazed window to the rear, double radiator, door leading to the understairs storage cupboard which has shelving and houses the electric consumer unit.

Kitchen
12' x 6' approx (3.66m x 1.83m approx)
The kitchen is fitted with a 1½ bowl sink with a mixer tap set in a work surface with a double cupboard and space for an automatic washing machine below, space for an upright fridge/freezer, work surface with double cupboard and drawers beneath, range of eye level wall cupboards, hood over the cooking area, half double glazed door leading out to the rear of the property, radiator, the gas meter is housed in a shelved area which has a curtain at the front, Valliant wall mounted boiler and a double glazed window to the side.

First Floor Landing
There are doors leading from the landing to the two double bedrooms and there is a wall light.

Bedroom 1
12'5" x 12'1" approx (3.8m x 3.7m approx)
Double glazed window to the front, boxed in original fireplace and a radiator.

Bedroom 2
12'5" x 12'1" approx (3.8m x 3.7m approx)
Double glazed window to the rear, feature original fireplace, radiator and a built-in cupboard.

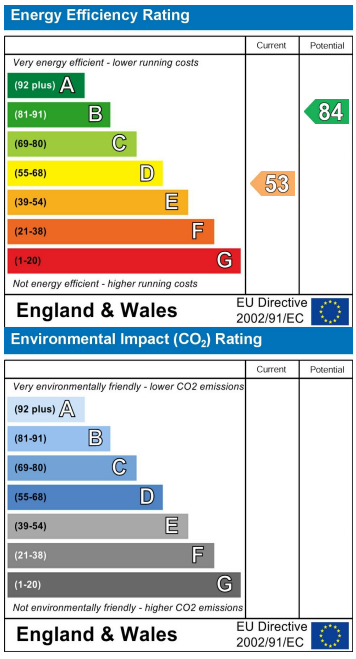
Bathroom
13'5" x 7'2" approx (4.1m x 2.2m approx)
The large bathroom has a white suite including a panelled bath with shower over (not tested), pedestal wash hand basin with a mixer tap and double cupboard beneath, low flush w.c., panelling to the walls by the bath, sink and w.c. areas, opaque double glazed window, radiator with rail over and laminate flooring.

Outside
There is a shared pathway with a locked gate leading down the left hand side of the property to the rear garden.

At the rear of the property there is a block paved area to the side and rear, a raised border at the bottom of the garden and wall to the left and rear boundaries and a fence to the right.

Directions
Proceed out of Long Eaton along Waverley Street and after the main traffic light junction with Station Road turn right into Trafalgar Terrace.
7483AMMP

Council Tax
Erewash Borough Council Band A



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.