Robert Ellis

look no further. . .







Cobden Street,
Long Eaton, Nottingham
NG10 1BP

£185,000 Freehold

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A THREE BEDROOM TERRACED HOME SITUATED ON COBDEN STREET, OFFERING A SPACIOUS LOUNGE, KITCHEN/DINER AND THE BENEFIT OF NO ONWARD CHAIN, MAKING AN IDEAL PURCHASE FOR FIRST TIME BUYERS.

Robert Ellis are pleased to bring to the market this three bedroom terraced property, situated on Cobden Street and offering a practical layout with accommodation suited to a range of purchasers. The property presents an excellent opportunity for first time buyers looking to take their first step onto the property ladder.

The ground floor accommodation is accessed via a welcoming entrance hallway, which provides access to both the lounge and the kitchen diner. The lounge offers a comfortable space to relax, whilst the kitchen diner provides additional room for cooking and dining, creating a practical arrangement for everyday living. To the first floor are three bedrooms, together with an upstairs family bathroom, providing suitable accommodation for a growing family, couples or those requiring additional space for working from home. The property also benefits from double glazing, providing added practicality throughout. To the front is a small frontage, offering a modest approach to the property. The property is offered for sale with no onward chain, making it an attractive proposition for those looking to progress with their purchase.

The property is well placed for easy access into Long Eaton where there are Asda, Tesco, Lidl and Aldi stores as well as many other retail outlets, there are excellent schools for all ages within walking distance of the property, healthcare and sports facilities which includes the West Park Leisure Centre and adjoining playing fields and the excellent transport links include junctions 24 and 25 of the M1, East Midlands Airport which can be reached via the Skylink bus which takes you to Castle Donington and the 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.





Entrance Hall
The entrance hall has wood effect flooring, carpeted stairs, a radiator, coving to the ceiling and a UPVC door providing access into the accommodation.

Living Room
11'4" x 11'3" approx (3.47m x 3.43m approx)
The living room has wood effect flooring, a radiator, an in-built cupboard, a stone-effect electric fireplace with a wooden mantlepiece, a ceiling rose, coving to the ceiling and a UPVC double glazed window to the front elevation.

Dining Room
11'7" x 11'3" approx (3.54m x 3.43m approx)
The dining room has wood effect flooring, a radiator, space for a dining table, coving to the ceiling, a UPVC double glazed window to the rear elevation and is open plan to the kitchen.

Kitchen
11'8" x 5'5" max approx (3.58m x 1.66m max approx)
The kitchen has fitted base and wall units with rolled edge worktops, a stainless steel sink and a half with a mixer tap and drainer, an integrated oven with a gas hob and extractor fan, space and plumbing for a dishwasher, space and plumbing for a washing machine, wood effect flooring, partially tiled walls, a radiator, two UPVC double glazed windows and French door providing access into the garden.

First Floor Landing
The landing has carpeted flooring and provides access to the first floor accommodation.

Bedroom 1
11'9" x 9'6" approx (3.59m x 2.91m approx)
The main bedroom has wood effect flooring, a radiator, coving to the ceiling and a UPVC double glazed window to the rear elevation.

Bedroom 2
11'4" x 8'2" approx (3.47m x 2.51m approx)
The second bedroom has wood effect flooring, a radiator, a TV point and a UPVC double glazed window to the front elevation.

Bedroom 3
8'5" x 8'2" approx (2.58m x 2.49m approx)
The third bedroom has wood effect flooring, a radiator, access into a boarded loft, coving to the ceiling and a UPVC double glazed window to the front elevation.

Bathroom
8'5" x 6'9" approx (2.57m x 2.07m approx)
The bathroom has a low level dual flush W/C, a pedestal wash basin with a tiled splashback, a panelled bath with a mains-fed shower, a radiator, an in-built cupboard, a shaving port, tiled flooring, partially tiled, walls, an extractor fan, recessed spotlights and a UPVC double glazed obscure window to the rear elevation.

Outside
To the front of the property is access to on-street parking.

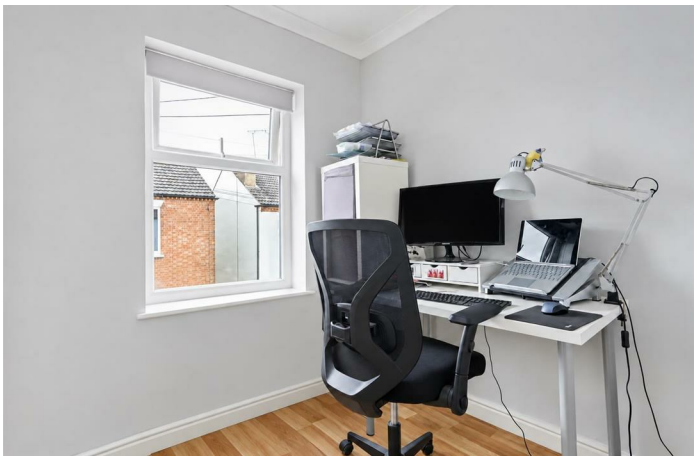
To the rear of the property is a lawn with a patio area, a shed, an outbuilding, lighting, an outdoor tap and panelled fencing.

Directions
Proceed out of Long Eaton along Derby Road and turn right into Cobden Street and the property can be found as identified by our for sale board.
9601CO

Council Tax
Erewash Borough Council Band A

Additional Information
Electricity – Mains supply
Water – Mains supply
Heating – Gas central heating
Septic Tank – No
Broadband – BT, Sky, Virgin
Broadband Speed - Standard 15mbps Superfast 47mbps Ultrafast 1800mbps
Phone Signal – 02, Three, EE, 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



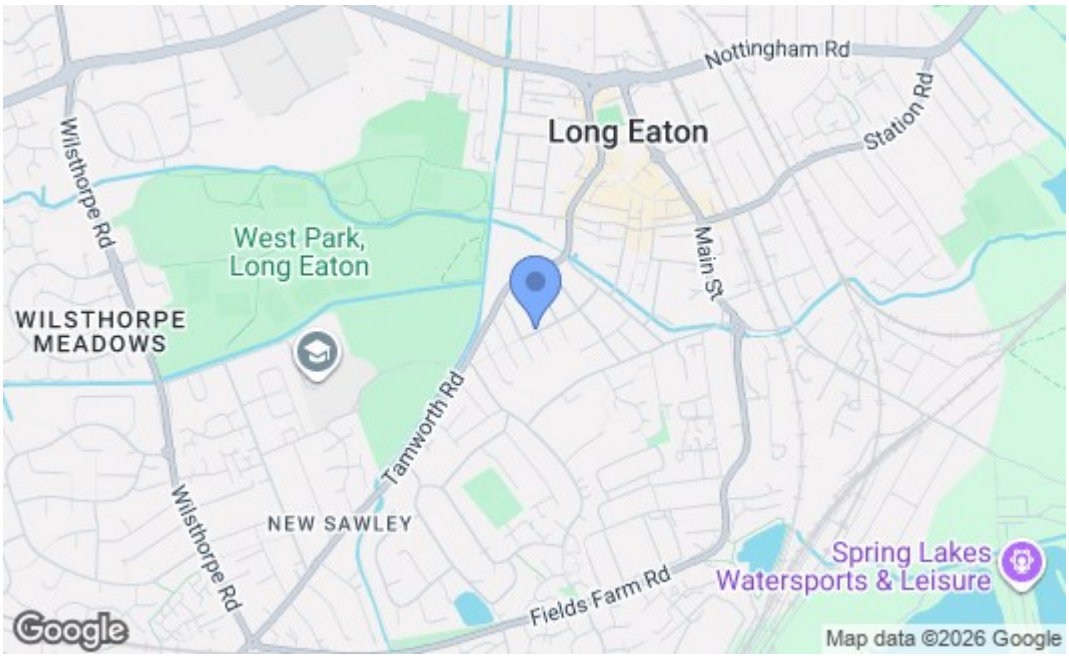


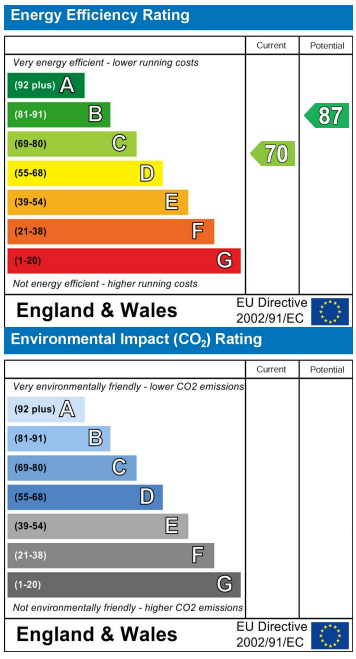












These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

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