Robert Ellis

look no further. . .

Russell Street,
Long Eaton, Nottingham
NG10 4LU

£125,000 Freehold

0115 946 1818

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THIS IS A TRADITIONAL VICTORIAN TWO BEDROOM END TERRACE HOUSE SITUATED ON A POPULAR ROAD, WHICH IS NOW IN NEED OF A REFURBISHMENT AND UPGRADE PROGRAMME.

Being located on Russell Street, which is in the centre of Long Eaton, this two bedroom Victorian end property provides the opportunity for a new owner to stamp their own mark on their next home. The property is currently vacant and is being sold with the benefit of NO UPWARD CHAIN and for the size and layout of the accommodation and condition of the property to be appreciated, we recommend interested parties who are looking for a project take an internal viewing. The property is well placed for easy access to Long Eaton town centre and to excellent transport links, all of which have helped to make this a poplar and convenient place to live.

The property is constructed of brick to the external elevations under a pitched tiled roof and the well proportioned accommodation derives all the benefits from being double glazed. There is gas central heating and double glazing and the accommodation includes a lounge, dining/sitting room, kitchen which is fitted with wall and base units and a ground floor shower room/w.c. To the first floor the landing leads to the three good size bedrooms. Outside there is a walled area at the front of the property, a path runs down the right hand side and provides access to the rear garden which is overgrown and needs attention, but has fencing to the three boundaries.

The property is within easy reach of Long Eaton town centre where there are Asda, Tesco, Aldi and a soon to be opened Lidl store with many other retail outlets, there are healthcare and sports facilities which includes the West Park Leisure Centre and adjoining playing fields, if required there are schools for all ages and the 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.

Living Room
12'6 x 11'6 approx (3.81m x 3.51m approx)
UPVC double glazed door to the front with inset opaque glazed panel, double glazed window to the front, cornice to the wall and ceiling and a radiator.

Dining Room
12'6 x 12'5 approx (3.81m x 3.78m approx)
Window to the rear, storage cupboard, radiator and door to:

Kitchen
7'1 x 9'8 approx (2.16m x 2.95m approx)
Double glazed door with opaque glazed inset panel leading to the rear garden, double glazed window to the side, wall and base units with work surface over, inset stainless steel sink with mixer tap, integrated oven with four ring electric hob over and extractor above, radiator and recessed lighting,

First Floor Landing
With doors to:

Bedroom 1
12'6 x 11'7 approx (3.81m x 3.53m approx)
Double glazed window to the front.

Bedroom 2
9' x 12'5 approx (2.74m x 3.78m approx)
Double glazed window to the rear.

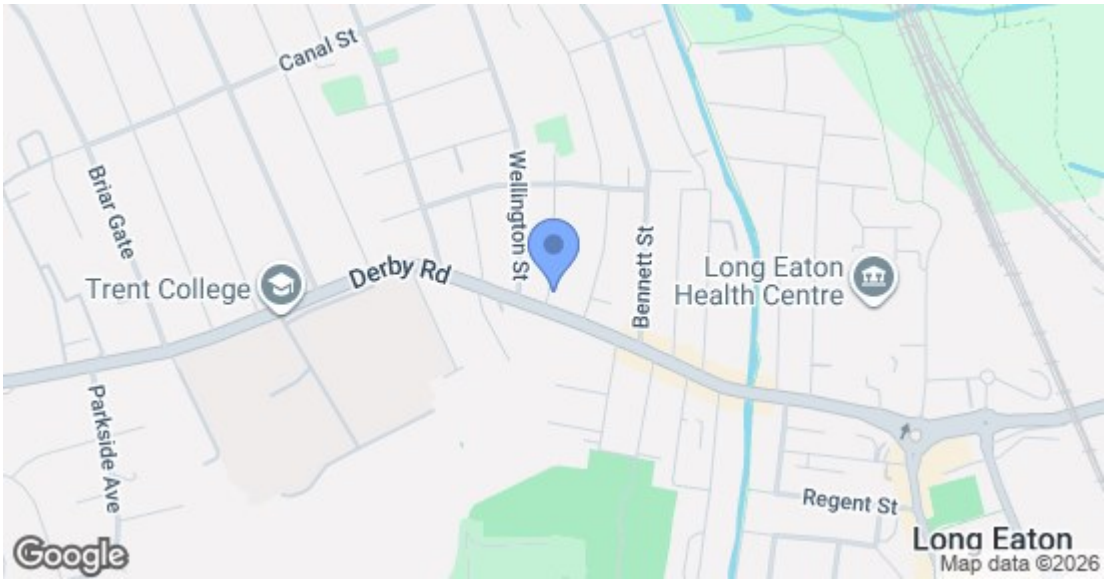
Bathroom
Opaque double glazed window, bath with electric hand hand shower, pedestal wash hand basin, low flush w.c., recessed lighting, extractor fan, radiator, boiler.

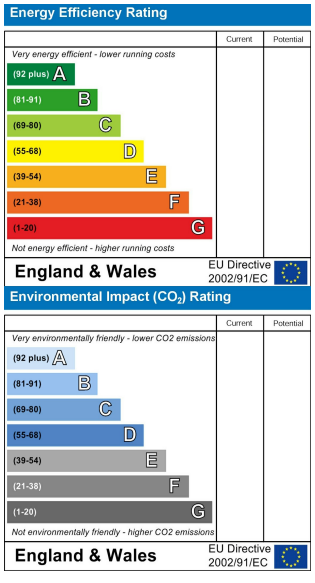
Outside
Low maintenance garden to the rear with walls to the boundaries.

Directions
Proceed out of Long Eaton along Derby Road and turn right onto Russell Street where the property can be found on the right.
9409JM

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 56mbps Ultrafast 1800mbps
Phone Signal – EE, 02, 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





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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