Robert Ellis

look no further...

Hoselett Field Road,
Long Eaton, Nottingham
NG10 1PU

£179,950 Freehold

0115 946 1818

/robertellisestateagent @robertellisea

A TWO BEDROOM MID TERRACE PROPERTY BEING SOLD WITH THE BENEFIT OF NO UPWARD CHAIN.

Robert Ellis are extremely pleased to bring to the market a property ideally suited to the first time buyer or buy to let investor, being situated on the popular Fields Farm development, it is within walking distance of local amenities and facilities provided by Long Eaton and the surrounding areas, including the Long Eaton station and primary and secondary schools. An early internal viewing is highly recommended to fully appreciate the accommodation on offer.

The property benefits from modern conveniences such as gas central heating and double glazing and in brief comprises of an entrance porch, lounge, breakfast kitchen and conservatory. To the first floor there are two bedrooms and a bathroom. Outside there is off the road parking to the front and a privately enclosed rear garden with a gate giving bin access.

The property is within easy reach of the Asda and Tesco superstores and numerous other retail outlets found in Long Eaton town centre, there are excellent schools for all ages, health care and sports facilities which include the West Park Leisure Centre and adjoining playing fields and transport links include J25 of the M1, Long Eaton station which is a few minutes walk away, East Midlands Airport and the A52 and other main roads, all of which provide good access to Nottingham, Derby and other East Midlands towns and cities.

Entrance Porch
UPVC double glazed front entrance door and door to:

Lounge
12'1 x 14'7 approx (3.68m x 4.45m approx)
UPVC double glazed window to the front, radiator, feature fireplace, TV point, coving to ceiling, ceiling rose, stairs to the first floor and door to:

Kitchen
12'10 x 7'9 approx (3.91m x 2.36m approx)
Wall, base and drawer units with roll edged work surface over, stainless steel sink and drainer with taps over, tiled walls and splashbacks, integrated oven, gas hob and extractor hood over, coving to ceiling, rear exit door to the conservatory and radiator.

Conservatory
9'3 x 7'3 approx (2.82m x 2.21m approx)
Brick base conservatory with UPVC double glazed windows and patio doors to the rear, radiator and power points.

First Floor Landing
Access to the loft and doors to:

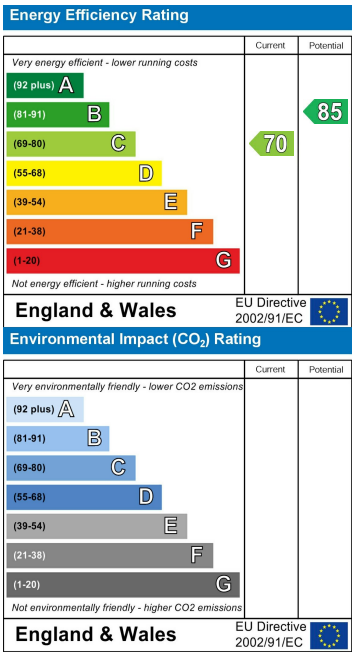
Bedroom 1
12'2 x 7'9 approx (3.71m x 2.36m approx)
UPVC double glazed window to the rear, radiator.

Bedroom 2
12'1 x 6'2 approx (3.68m x 1.88m approx)
Three UPVC double glazed windows, radiator, coving to ceiling.

Bathroom
Panelled bath with electric shower over, pedestal wash hand basin, low flush w.c., fully tiled walls and splashbacks, extractor fan, radiator, overstairs storage housing the water tank.

Outside
To the front of the property there is off the road parking with a path leading to the front entrance door. To the rear there is a patio area with a lawn having borders either side with mature shrubs and flowers, privately enclosed with a fenced boundary. There is a garden shed and a gate giving bin access to the main road.

Directions
Proceed out of Long Eaton along Main Street and at the island by the Tappers Harker continue directly across and on to Fields Farm Road. Turn left into Bosworth Way and Hoselett Field Road can be found as a turning on the left.
6850AMEC



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.

5 Derby Road, Long Eaton, Nottingham, Nottinghamshire, NG10 1LU
longeaton@robertellis.co.uk
0115 946 1818