

Robert Ellis

look no further...



Walton Street,
Long Eaton, Nottingham
NG10 1PA

£65,000 Leasehold
25% Share

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/robertellisestateagent



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A THREE BEDROOM SEMI DETACHED PROPERTY AVAILABLE ON A 25% SHARED OWNERSHIP BASIS, OFFERING AN EXCELLENT OPPORTUNITY FOR A FIRST TIME BUYER LOOKING TO TAKE THEIR FIRST STEP ONTO THE PROPERTY LADDER.

Robert Ellis are pleased to bring to the market this attractive semi detached home, offered on a part buy/part rent basis with a 25% shared ownership. The property provides well proportioned accommodation throughout and would make an ideal purchase for those looking for an affordable way to become a homeowner.

The accommodation comprises an entrance hallway, fitted kitchen, spacious lounge and a convenient downstairs WC. To the first floor are three bedrooms and a family bathroom, providing comfortable accommodation for a young family or first time buyer. Externally, the property benefits from a low maintenance rear garden, ideal for relaxing and entertaining, together with off road parking to the front. This is a fantastic opportunity for a first time buyer to purchase a modern home within a shared ownership scheme, with the option to purchase further shares subject to the relevant criteria and terms.

The property is found within a couple of minutes walking distance of the Asda, Tesco, Lidl and Aldi stores along with numerous other retail outlets found along the high street, there are schools for all ages, healthcare and sports facilities and the excellent transport links include J25 of the M1, Long Eaton station, East Midlands Airport and the A52 to Nottingham and Derby.



Kitchen

Double glazed window and door to the front, tiled flooring, wall and base units with work surfaces over, integrated electric oven, four ring gas hob and extractor over, plumbing for a washing machine, stainless steel sink and drainer, radiator, space for a fridge freezer and door to:

Hallway

Door to the lounge, cloaks/w.c. and a storage cupboard, stairs to the first floor and a radiator.

Cloaks/w.c.

Low flush w.c., pedestal wash hand basin, radiator, extractor fan and double glazed window to the front.

Lounge/Dining Room

Double glazed patio doors and window to the rear, laminate flooring and in the dining area and carpet in the lounge area, radiator.

First Floor Landing

Loft access hatch, storage cupboard and doors to:

Bedroom 1

Two double glazed windows to the front and a radiator.

Bedroom 2

Double glazed window to the rear and a radiator.

Bedroom 3

Double glazed window to the rear and a radiator.

Bathroom

Double glazed window to the front, radiator, pedestal wash hand basin, low flush w.c., panelled bath with shower over, part tiled walls.

Outside

To the front of the property there are steps with railings leading to the front door and a tarmac driveway providing off road parking.

The rear garden is low maintenance and enclosed with panelled fencing, two garden sheds, planters, artificial lawn, patio.

Directions

Proceed out of Long Eaton along Derby Road and turn right into Cranmer Street, left onto Dale Avenue and left again onto Walton Street where the property can be found towards the end of the road on the left hand side. 9498CO

Agents Notes

The property has a 99 year lease which commenced 24.6.15. 25% share ownership with £420 pcm for the remaining share.

Council Tax

Erewash Borough Council Band B

Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 17mbps Superfast 52mbps

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

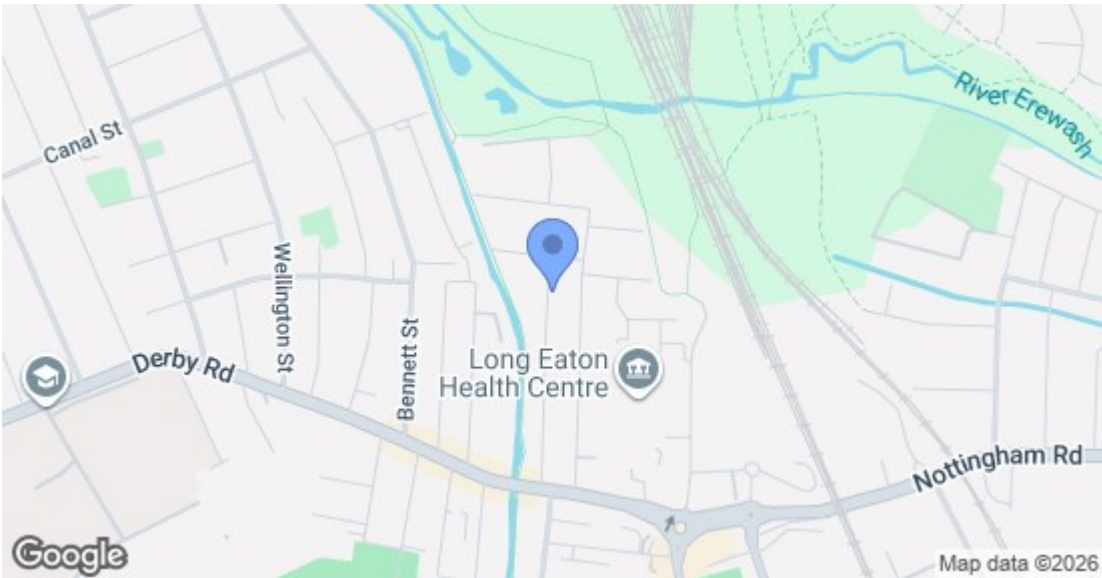




GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales 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.