



24 Nelson Street, Nottingham, NG10 1DB

Guide Price £130,000

Guide Price £130,000 - £150,000

Welcome to Nelson Street, Long Eaton- a charming semi detached house with character and lots of potential! The property boasts 1 reception room, 2 cosy bedrooms, and a well-appointed bathroom.

Located in the heart of Long Eaton, this house offers a perfect blend of convenience and comfort. The reception room is ideal for entertaining guests or simply relaxing after a long day. The two bedrooms provide ample space for a small family, guests, or even a home office..

Don't miss out on the chance to own this delightful terraced house in Long Eaton. Whether you're a first-time buyer, a small family, or looking for an investment opportunity, this property has the potential to become your dream home. Book a viewing today and envision the possibilities that await you at Nelson Street!

Living Room 11'5 x 11'9 (3.48m x 3.58m)

Having uPVC front door leading into living room, uPVC double glazed bay window to the front elevation, gas central heating radiator, laminate flooring and feature wall panelling.

Kitchen 8'1 x 5'3 (2.46m x 1.60m)

Having uPVC double glazed window to rear elevation, wall and base units with complementing work surfaces, stainless steel sink, integrated electric oven with induction hob, space for dishwasher, storage cupboard housing boiler and tiled flooring.

Utility

Having built in storage cupboard housing washing machine and uPVC double glazed glass panelled door leading to the rear elevation.

Family Bathroom 7'8 x 6'65 (2.34m x 1.83m)

Having uPVC opaque double glazed window to the rear elevation, gas central heating radiator, W.C, wall mounted sink, panelled bath with shower over and shower screen and tiled flooring.

Landing

Having access to bedrooms,

Bedroom One 11'9 x 12'3 (3.58m x 3.73m)

Having uPVC double glazed window to the front elevation, gas central heated radiator, carpet to flooring and hanging rails .

Bedroom Two 8'3 x 8'3 (2.51m x 2.51m)

Having uPVC double glazed window to the rear elevation, gas central heated radiator and carpet to flooring.

Outside Front

Having gate leading to slated front leading to front door and gated side access to the rear of the property.

Outside Rear

Having paved area for seating, mainly lawned with stoned borders for plants, privately fenced with access to front of property.

MONEY LAUNDERING REGULATIONS

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1. Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. These particulars do not constitute part or all of an offer or contract.
3. The measurements indicated are supplied for

guidance only and as such must be considered as approximate measurements.

4. Potential buyers are advised to recheck the measurements before committing to any expense.

5. Marble Property Services has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.

6. Marble Property Services has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

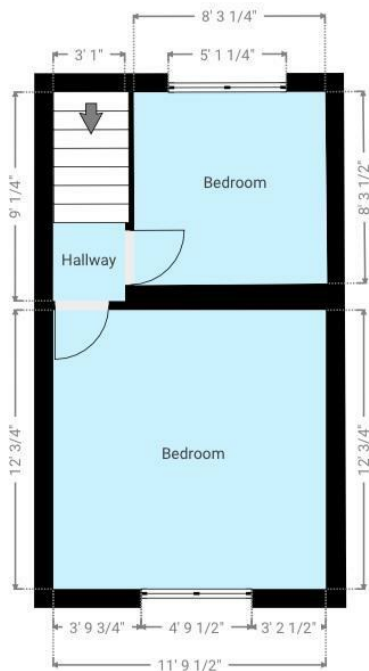
Floor Plan

▼ Ground Floor



▼ 1st Floor

Approximate Property measurements
Ground floor, 280 SQ FT (26 M2).
First floor, 239 SQFT (22 M2).

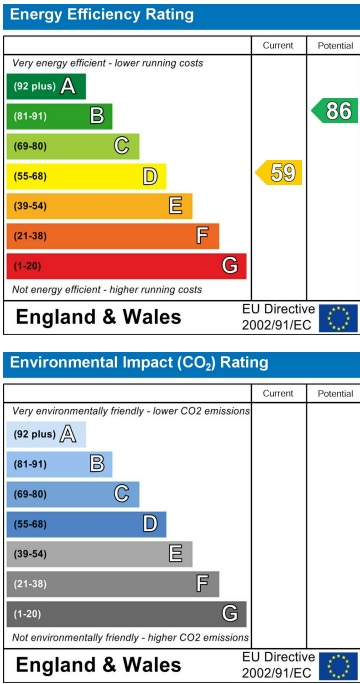


It must be noted we try to ensure the accuracy of the floor plan, however this is a guide to the layout of the property only. You must treat this floorplan as a guide only to the property's layout and not an accurate built measured survey. If you require accurate measurements/ layout guides, you must commission this independently. Where an appliance/s are shown these are illustrative only and have not been tested or confirmed to be included in the sale of the property.

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.