



Bennett Street,
Long Eaton, Nottingham
NG10 4RA

O/I/R £164,950 Freehold

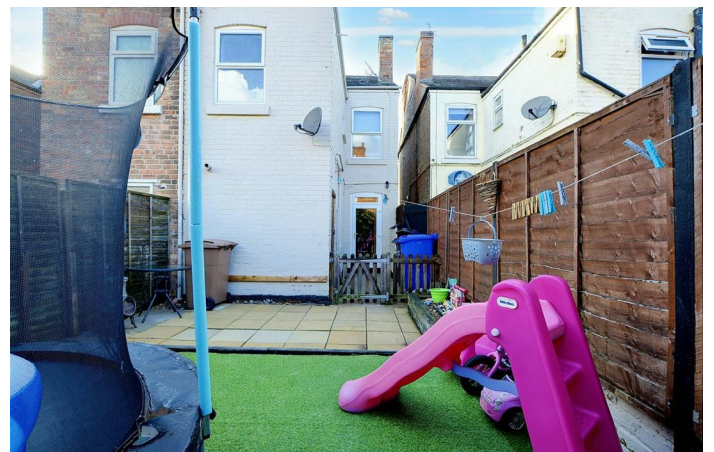


A WELL PRESENTED, TWO DOUBLE BEDROOM SEMI DETACHED PROPERTY WITH TWO RECEPTION ROOMS AND LOW MAINTENANCE REAR GARDEN, BEING SOLD WITH NO UPWARD CHAIN.

Robert Ellis are delighted to bring to the market this well presented and spacious, two double bedroom semi-detached house. The property is constructed of brick to the external elevations and benefits double glazing and gas central heating throughout. This property would make the perfect home for a wide range of buyers including first time buyers, people who are looking to downsize, families and even investors who are looking for a buy to let opportunity. The property is being sold with the added benefit of no onward chain and an internal viewing is highly recommended to appreciate the property and location on offer.

In brief, the property comprises a bright and airy lounge with a fireplace, a dining/sitting room, kitchen with integrated appliances and a downstairs WC. To the first floor, there are two generous double bedrooms and a dressing room leading to the three piece family bathroom suite. To the exterior, there is side access with a low maintenance and enclosed garden comprising a patio area and artificial turf.

Located in the popular residential town of Long Eaton, close to a wide range of local schools, shops and parks, Long Eaton town centre is within walking distance where supermarkets, other retail outlets and healthcare facilities can be found, there are fantastic transport links available including nearby bus stops and easy access to major road links such as the M1, A50 and A52. Long Eaton train station and East Midlands Airport are both just a short drive away.



Lounge

12'1" x 12'2" approx (3.68m x 3.71m approx)

Composite front door, UPVC double glazed window to the front, carpeted flooring, feature fireplace, radiator and ceiling light. Door to:

Dining/Sitting room

12'1" x 12' approx (3.68m x 3.66m approx)

UPVC double glazed door to the rear, laminate flooring, radiator, understairs storage cupboard and spotlights.

Kitchen

8'8" x 6'6" approx (2.64m x 1.98m approx)

UPVC double glazed window to the side, vinyl flooring, wall, base and drawer units with work surfaces over, inset sink and drainer, space for a washing machine, electric oven, five ring gas hob and extractor over, integrated fridge freezer and ceiling light.

Bedroom One

12'1" x 12'1" approx (3.68m x 3.68m approx)

UPVC double glazed window to the rear, carpeted flooring, radiator and ceiling light.

Bedroom Two

12'2" x 11'6" approx (3.71m x 3.51m approx)

UPVC double glazed window to the front, laminate flooring, radiator and ceiling light.

Dressing Room

5'9" x 6'8" approx (1.75m x 2.03m approx)

UPVC double glazed window to the side, vinyl flooring and ceiling light.

Bathroom

6'7" x 6'5" approx (2.01m x 1.96m approx)

Obscure UPVC double glazed window to the rear, built-in storage cupboard, radiator, bath with shower over, low flush w.c., pedestal wash hand basin and ceiling light.

Outside

To the rear there is a patio, astroturf and all enclosed with walled boundaries and side access for bins.

Directions

Proceed out of Long Eaton along Derby Road and after

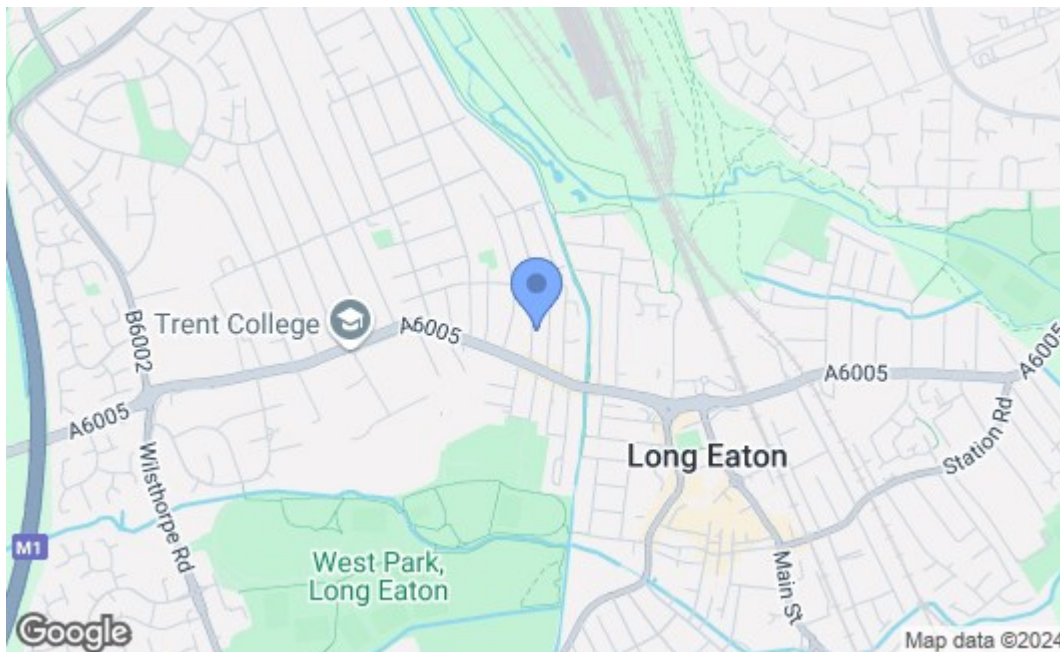
passing the canal bridge Bennett Street can be found as a turning on the right.

7646AMRS

Council Tax

Erewash Borough Council Band A





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C		66	
(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.