



Station Road,
Long Eaton, Nottingham
NG10 2EJ

Guide Price £135,000
Freehold

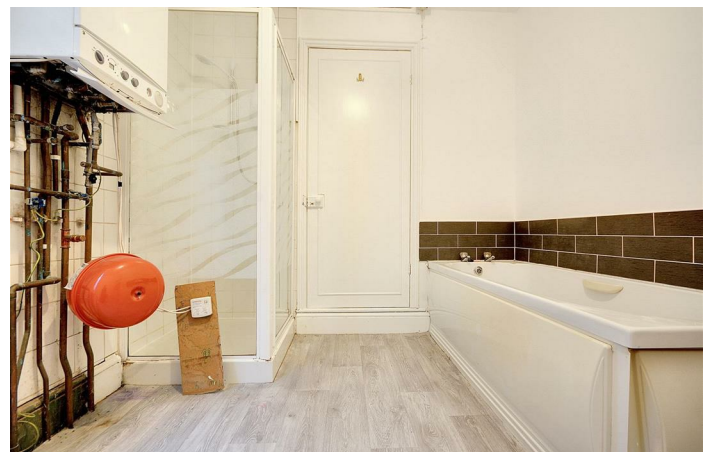


A SPACIOUS THREE BEDROOM VICTORIAN MID-TERRACED HOME WITH ENCLOSED REAR GARDEN, BEING SOLD WITH THE BENEFIT OF NO ONWARD CHAIN.

Robert Ellis are delighted to market this spacious three bedroom Victorian, mid-terraced property ideally suited to a wide range of buyers including first time buyers, investors or the growing family alike. The property benefits double glazing and gas central heating throughout and is being sold with no onward chain. An internal viewing is highly recommended to appreciate the property and location on offer.

The property briefly comprises; An entrance hallway, large open plan Lounge/Diner and Kitchen with integrated cooking appliances. To the first floor the landing leads to three generous bedrooms and the family bathroom suite. To the exterior, the property is set back from the road via a brick built wall and gate and to the rear boasts a large enclosed garden with access over the neighbours garden for the removal of bins. There is a brick built storage outhouse and exterior WC where the water has been disconnected but could very easily be re-instated for regular use.

Located in the popular residential town of Long Eaton, close to a wide range of local schools, shops and parks. The property is within walking distance to Grange Primary School and Long Eaton town centre where supermarkets, healthcare facilities and other retail outlets 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 to both Nottingham and Derby.



Hallway

UPVC double glazed front door, wood effect flooring, radiator, painted plaster ceiling, ceiling light.

Lounge/Diner

25' x 13'1 approx (7.62m x 3.99m approx)

UPVC double glazed windows to the front and rear, radiator, painted plaster ceiling, ceiling light.

Kitchen

10'3 x 8' approx (3.12m x 2.44m approx)

uPVC double glazed window overlooking the side and door leading to the side, space for washing machine, wood effect flooring, radiator, built in storage cupboard, integrated electric double oven, gas hob and overhead extractor.

First Floor Landing

Carpeted flooring, radiator, painted plaster ceiling, ceiling light.

Bedroom One

13'2 x 11'3 approx (4.01m x 3.43m approx)

UPVC double glazed window overlooking the rear, radiator, feature fireplace, carpeted flooring, painted plaster ceiling, ceiling light.

Bedroom Two

11'4 x 10'3 approx (3.45m x 3.12m approx)

UPVC double glazed window overlooking the front, radiator, built in storage cupboard, feature fireplace, painted plaster ceiling, ceiling light.

Bedroom Three

8' x 6'1 approx (2.44m x 1.85m approx)

UPVC double glazed window overlooking the front, radiator, carpeted flooring, loft access, painted plaster ceiling, ceiling light.

Family Bathroom

10'4 x 8'3 approx (3.15m x 2.51m approx)

uPVC double glazed window overlooking the side, vinyl flooring, wall mounted boiler, WC, bath, pedestal sink, single enclosed shower unit, radiator, painted plaster ceiling, ceiling light.

Outside

The property has great stance from the road with a front courtyard leading to the front door. The rear garden has a good size patio and large lawn, enclosed with fenced boundaries. There is access to a garden shed and outside w.c., currently disconnected but could easily be re-instated.

Directions

Proceed out of Long Eaton along Nottingham Road continuing under the railway bridge. Turn right onto Station Road and continue along where the property can be found as identified by our for sale board.

7714RS

Council Tax

Erewash Borough Council Band A

Auctions Details

The sale of this property will take place on the stated date by way of Auction Event and is being sold as Unconditional with Variable Fee (England and Wales).

Binding contracts of sale will be exchanged at the point of sale.

All sales are subject to SDL Property Auctions Buyers Terms. Properties located in Scotland will be subject to applicable Scottish law.

Auction Deposit and Fees

The following deposits and non- refundable auctioneers fees apply:

- 5% deposit (subject to a minimum of £5,000)
- Buyers Fee of 4.8% of the purchase price for properties sold for up to £250,000, or 3.6% of the purchase price for properties sold for over £250,000 (in all cases, subject to a minimum of £6,000 inc. VAT). For worked examples please refer to the Auction Conduct Guide.

The Buyers Fee does not contribute to the purchase price, however it will be taken into account when calculating the Stamp Duty Land Tax for the property (known as Land and Buildings Transaction Tax for properties located in Scotland), because it forms part of the chargeable consideration for the property.

There may be additional fees listed in the Special Conditions of Sale, which will be available to view within the Legal Pack. You must read the Legal Pack carefully before bidding.

Additional Information

For full details about all auction methods and sale types please refer to the Auction Conduct Guide which can be viewed on the SDL Property Auctions home page.

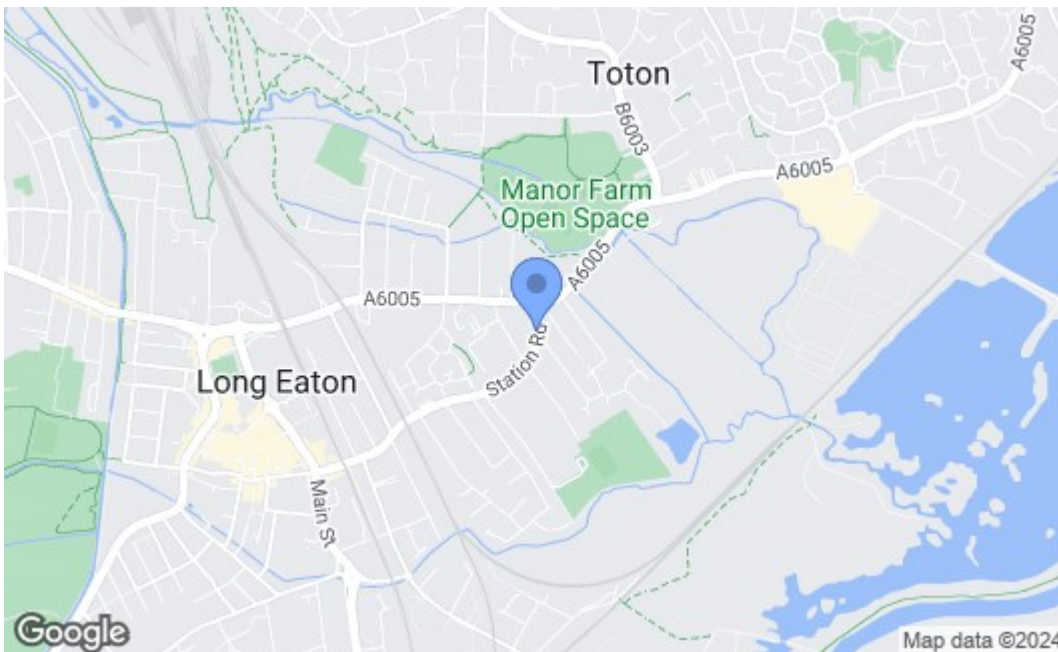
This guide includes details on the auction registration process, your payment obligations and how to view the Legal Pack (and any applicable Home Report for residential Scottish properties).

Guide Price and Reserve

Each property sold is subject to a Reserve Price. The Reserve Price will be within + or - 10% of the Guide Price. The Guide Price is issued solely as a guide so that a buyer can consider whether or not to pursue their interest. A full definition can be found within the Buyers Terms.

SDL Link





| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 85 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 66 | |
| (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.