



William Street,  
Long Eaton, Nottingham  
NG10 4GB

**Price Guide £160-165,000**  
**Freehold**

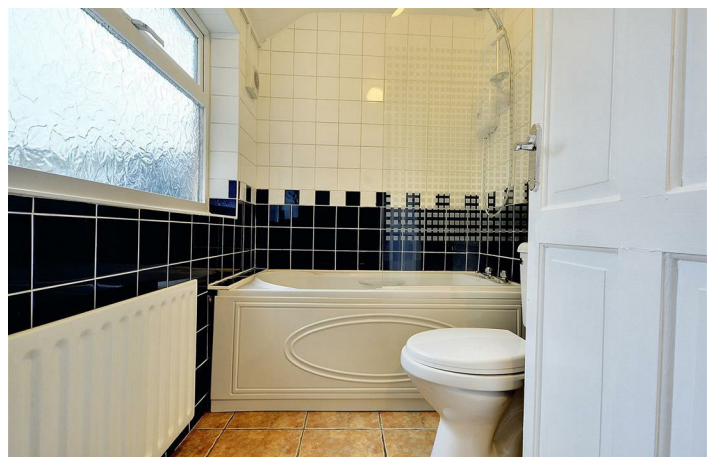


A SPACIOUS TWO DOUBLE BEDROOM END TERRACE WITH ENCLOSED REAR GARDEN AND THE BENEFIT OF BEING SOLD WITH NO ONWARD CHAIN.

Robert Ellis are delighted to bring to the market this well presented and spacious, traditional two bedroom semi-detached home. The property is constructed of brick and benefits double glazing and gas central heating throughout and would be ideal for a wide range of buyers including first time buyers, investors, families and people who are looking to downsize alike. The property is being sold vacant with no onward chain and an internal viewing is highly recommended to appreciate the property and location on offer.

In brief, the property comprises, a lounge, kitchen with built in storage cupboards, hall to the rear garden and a three piece family bathroom suite. To the first floor the landing leads to two double bedrooms with the second bedroom benefitting a built in storage cupboard housing the boiler. To the exterior, there is access to the side for the removal of bins and entry into the rear garden where to the rear there is a low maintenance, enclosed garden space with patio area, flower beds and artificial turf.

Located in the popular residential town of Long Eaton and within walking distance to the town centre where shops, supermarkets and healthcare facilities can be found. There are fantastic nearby transport links including bus stops and easy access to major roads such as the A50, M1 and A52 to both Nottingham and Derby with East Midlands Airport and Long Eaton train station being just a short drive away.



## Lounge

12' x 11'1 approx (3.66m x 3.38m approx)

UPVC double glazed window overlooking the front, UPVC double glazed front door, laminate flooring, radiator, gas fire, textured ceiling, ceiling light.

## Kitchen

11'11 x 11'1 approx (3.63m x 3.38m approx)

UPVC double glazed window overlooking the rear, tiled flooring, built in storage cupboard, wall and base units with work surfaces over, space for cooker, space for washing machine, space for fridge/freezer, textured ceiling, ceiling light.

## Lobby

UPVC double glazed door leading to the rear garden, tiled flooring, textured ceiling, ceiling light.

## Family Bathroom

6'5 x 5'1 approx (1.96m x 1.55m approx)

UPVC double glazed patterned window overlooking the side, vinyl flooring, bath with shower over the bath, WC, pedestal sink, radiator, textured ceiling, ceiling light.

## First Floor Landing

With doors to:

## Bedroom One

12'1 x 11'1 approx (3.68m x 3.38m approx)

UPVC double glazed window overlooking the front, underlay flooring, radiator, textured ceiling, ceiling light.

## Bedroom Two

12' x 8'1 approx (3.66m x 2.46m approx)

UPVC double glazed window overlooking the rear, laminate flooring, built in storage cupboard housing the boiler, radiator, textured ceiling, ceiling light.

## Outside

To the front of the property there is a wall and gate setting the property away from the pavement with access to the side for the removal of bins. To the rear there is an enclosed low maintenance garden with patio area, flower beds and artificial grass.

## Directions

Proceed out of Long Eaton along Derby Road and at the bend turn right into College Street. Take the left turning into Canal Street and right into William Street.

7858RS

## Council Tax

Erewash Borough Council Band A

## Mortgage Advice

Robert Ellis Estate Agents can help you find a mortgage with The Mortgage Company, our sister company, on 01 15 951 8898 or in person at branches where mortgage advisors are available six days a week to discuss your needs.

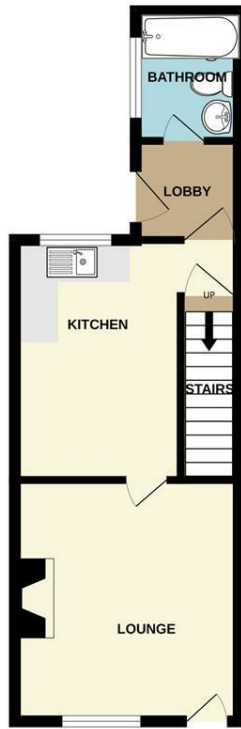
They also offer full advice on insurance or protection, offering life insurance, critical illness cover, income protection, family cover, and buildings and contents insurance.

The Mortgage Company (Nottingham) Ltd and Robert Ellis are different entities.

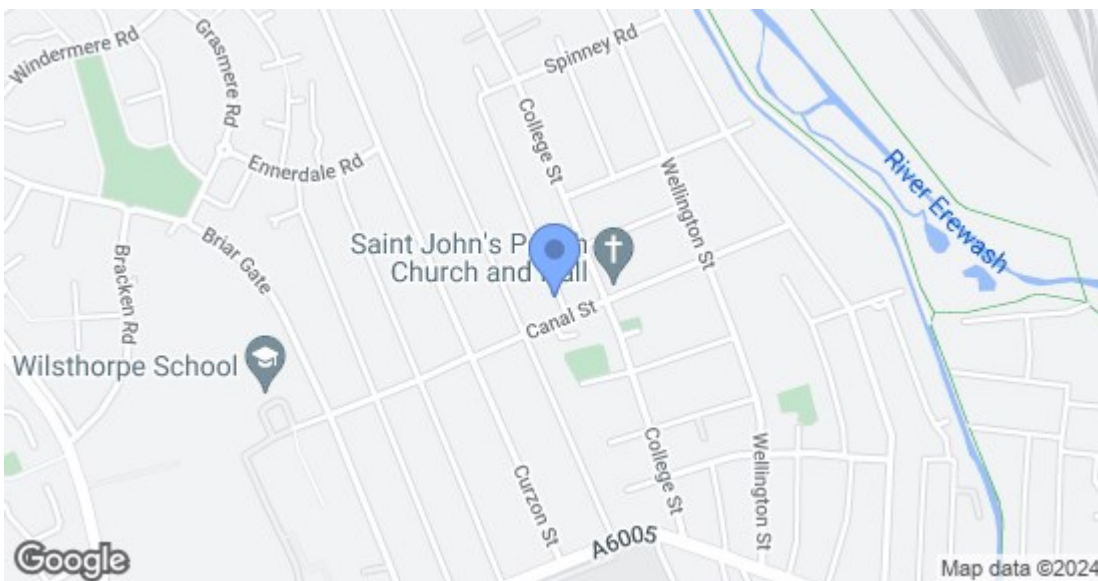
The Mortgage Company (Nottingham) Ltd does not provide estate and lettings agent services.



GROUND FLOOR  
317 sq.ft. (29.5 sq.m.) approx.



1ST FLOOR  
268 sq.ft. (24.9 sq.m.) approx.



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