



Fair Lea Close,
Long Eaton, Nottingham
NG10 1EJ

Price Guide £130-140,000
Leasehold



A SUPERB FULLY REFURBISHED ONE BEDROOM GROUND FLOOR FLAT WITH DRIVEWAY FOR TWO VEHICLES AND REAR GARDEN, IN A QUIET CUL-DE-SAC, CLOSE TO LOCAL AMENITIES

Robert Ellis are delighted to bring to the market this deceptively spacious leasehold and fully refurbished one bedroom ground floor flat, situated within a quiet cul-se-sac popular residential location in Long Eaton. The property benefits from a newly fitted modern kitchen diner and new shower room, along with all new flooring and has been fully re-decorated making it a perfect blank canvas. With great access and commute links to the train station, the M1 and A52 road networks as well as within walking distance of Long Eaton town centre. We believe the property will appeal to first time buyers or investors and an early bird viewing comes highly recommended.

In brief the accommodation comprises of an entrance hall which provides access to the newly fitted kitchen diner, newly fitted shower room, double bedroom. Off the kitchen diner, the lounge has new french patio doors opening to the enclosed, private garden with patio area and garden. Outside there is a front driveway for at least 2 vehicles.

As previously mentioned the property is within easy reach of the amenities and facilities offered by Long Eaton town centre which include the Asda and Tesco superstores and numerous other retail outlets found along the high street, there are health care and sports facilities along with excellent transport links including J25 of the M1, Long Eaton Station, East Midlands Airport and the A52 to Nottingham and Derby.



Hallway

4"6 x 6"6 approx (1.22m | .83m x 1.83m | .83m approx)

The hallway has a UPVC double glazed front door with newly fitted vinyl flooring, ceiling light with access to the shower room, bedroom and kitchen diner.

Lounge

16" x 9"5 approx (4.88m x 2.74m | .52m approx)

The lounge has a UPVC double glaze window to the front, UPVC double glazed newly fitted french doors opening to the rear garden, two ceiling lights, electric radiator, TV point and electric fireplace.

Kitchen Diner

16" x 9"3 approx (4.88m x 2.74m | 0.91m approx)

The kitchen diner has a UPVC double glaze window to the front, and UPVC double glaze overlooking the rear garden, newly fitted vinyl flooring, two ceiling lights, electric radiator, mix of newly fitted grey wall and base units with laminate rolled edge worktop, new Cooke and Lewis electric hob and inbuilt oven, with stainless steel splash-back, modern stainless steel extractor fan, with stainless steel inset sink and drainer, mixer tap, space for washing machine, space for tall american style fridge freezer and in-built storage cupboard housing water heater.

Shower Room

5"2 x 6" approx (1.52m | 0.61m x 1.83m approx)

The shower room has a UPVC double glazed obscure window to the front, new vinyl flooring, ceiling light, new enclosed corner shower unit with electric shower, freestanding sink with in-built storage cupboard below with mixer tap low new low flush W.C, chrome modern towel radiator and extractor fan.

Bedroom

9"2 x 10"4 approx (2.74m | 0.61m x 3.05m | .22m approx)

The bedroom has a UPVC double glaze window to the rear, ceiling light, electric heater and newly fitted charcoal carpet.

Outside

Directions

Proceed out of Long Eaton along Tamworth Road, turning

left at The Barge public house onto Nelson Street, take the second right onto Manchester Street and follow the road down where Fair Lea Close can be found as the second left.

8016JG

Council Tax

The council tax is Band A - £1437 per annum

Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky

Broadband Speed - Standard 14mpbs Superfast 43mpbs

Ultrafast 1000mpbs

Phone Signal – 02

Sewage – Mains supply

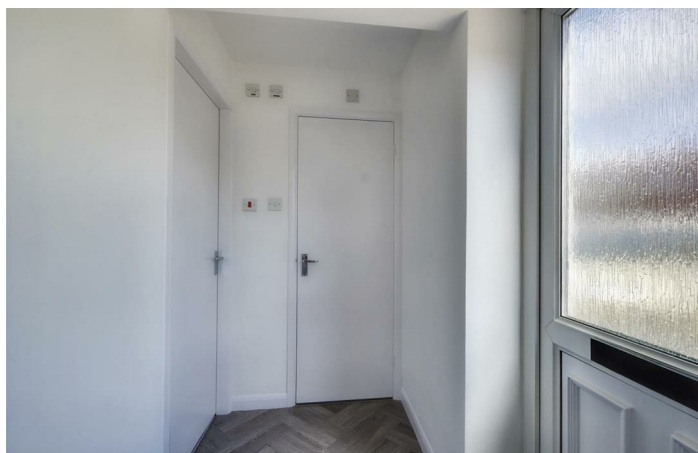
Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

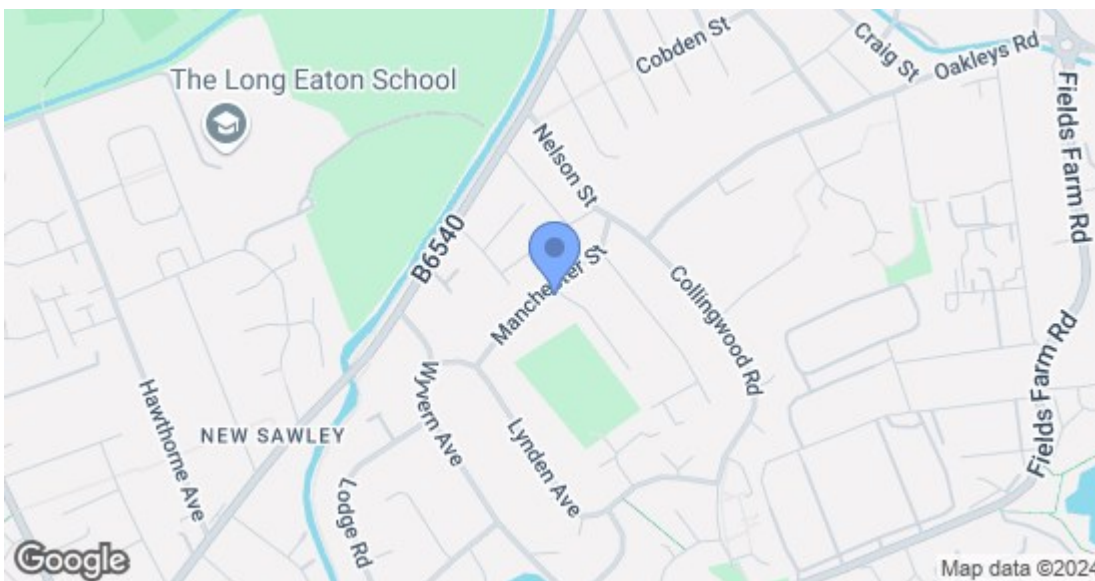
Other Material Issues – No



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			73
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		52	
(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	

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