



Greenside Close,
Long Eaton, Nottingham
NG10 1GX

Price Guide £190-200,000

Freehold



A SUPBERB THREE BEDROOM END TERRACE SITUATED ON A LARGE CORNER PLOT BEING SOLD WITH NO UPWARD CHAIN

Robert Ellis are extremely pleased to bring to the market this THREE BEDROOM end terrace property. The property is presented in an great condition and benefits from modern conveniences such as GAS CENTRAL HEATING and DOUBLE GLAZING and is ready to move straight into. Situated at the end on a large, private corner plot, there are lovely gardens to the front and rear. There is also a GARAGE within an adjacent block providing extra secure garaging space or storage.

The property is of brick construction under a tiled roof and the accommodation comprises of reception hallway, kitchen with open plan lounge/diner to the rear elevation and sliding patio doors providing immediate access to the enclosed rear garden. To the first floor there are three bedrooms and a master family bathroom. The property is situated in a cul-de-sac position set back from the road with a front garden and pathway leading to the front entrance door. To the rear there is a garden being laid mainly to lawn with mature shrubs and trees planted to the borders, fencing to the boundaries and garden shed.

The property is ideally situated within easy walking distance of Long Eaton centre, all its shops, amenities, facilities and schooling. The property is also well served with excellent access to the A52 providing links to Derby and Nottingham. Viewing highly recommended to fully appreciate the size and quality of the accommodation on offer. Contact the office to arrange your viewing today!



Entrance Hall

6'1 x 6'8 approx (1.85m x 2.03m approx)

The entrance hall has a UPVC double glazed door to the front with wooden style vinyl flooring, radiator, ceiling light, which has doors to the kitchen, lounge diner and stairs to the first floor

Kitchen

9'4 x 9'3 approx (2.84m x 2.82m approx)

The kitchen has a UPVC double glazed window to the front elevation, wooden style vinyl flooring, ceiling light, radiator. The kitchen comprises of a mix of cream gloss wall and base units, an inset stainless steel sink and drainer with mixer tap, over and four ring gas hob and modern extractor above. With space for a washing machine, space for a fridge. The combi boiler is also located in the kitchen.

Lounge Diner

15'9 x 16'7 approx (4.80m x 5.05m approx)

The Open plan lounge diner has a UPVC double glazed window overlooking the rear garden with UPVC double glazed sliding door to the garden, carpeted flooring, two ceiling lights and a wall light, two radiators, TV point, feature fireplace with surround.

Under-stairs storage cupboard

7 x 3 approx (2.13m x 0.91m approx)

This has light and power, providing ample storage space

First Floor Landing

7'9 x 7'2 approx (2.36m x 2.18m approx)

The landing leads to the three bedrooms and bathroom and has a ceiling light, carpeted flooring and access to the loft via a loft hatch

Bedroom 1

9'4 x 13'6 approx (2.84m x 4.11m approx)

The main bedroom has a UPVC double glazed window to the front, carpeted flooring, ceiling light and radiator.

Bedroom 2

8'4 x 13'1 approx (2.54m x 3.99m approx)

The second bedroom has a UPVC double glazed window to the rear, carpeted flooring, ceiling light and radiator.

Bedroom 3

7'2 x 9'4 approx (2.18m x 2.84m approx)

The third bedroom has a UPVC double glazed window overlooking the rear, carpeted flooring, ceiling light and radiator.

Bathroom

6'2 x 9'1 approx (1.88m x 2.77m approx)

The bathroom has a UPVC double glazed obscure window to the front elevation, vinyl flooring, radiator, extractor fan, white bath with electric shower over, w.c, cream tiling, freestanding sink with vanity unit and in-built storage cupboard

Outside

To the front a path leads down to the right of the cul-de-sac and through the front lawn to the front door, which has an integral storage cupboard. With established trees and shrubs to the boundaries making it feel quiet and secluded. To the rear, there is a patio area ideal for entertaining directly outside the sliding doors from the open lounge diner with a lawn and established shrubs and hedges. To the right of the property there is a metal lockable gate with access to the rear garden.

Garage

There is a garage located in an adjacent block with up and over green door.

Directions

Proceed out of Long Eaton along Waverley Street which then becomes Main Street. Shortly after the turning for Chapel Street take the right hand turning into Greenside Close and the property can be found on the right hand side towards the head of the cul-de-sac as identified by our for sale board.

8080JG

Council Tax

Erewash Borough Council Band B

Agents Notes - Additional Information

Council Tax Band: B

Local Authority: Erewash

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank : No

Broadband: BT, Sky, Virgin

Broadband Speed: Standard 20mbps Ultrafast 1000mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

Flood Defences: No

Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No

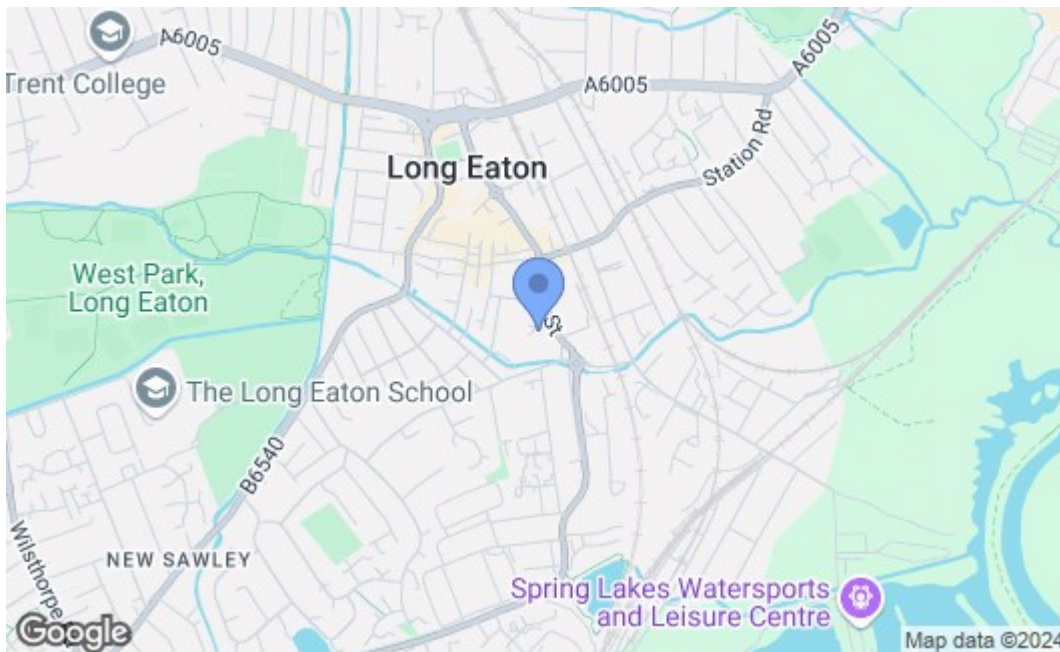
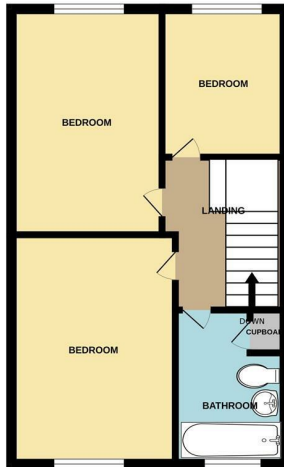
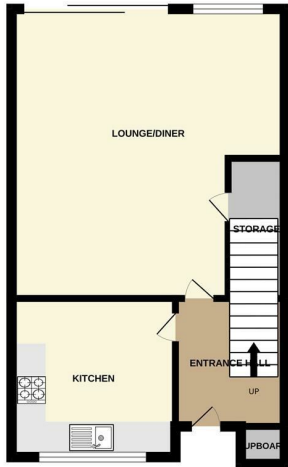




GROUND FLOOR

Robert Ellis
ESTATE AGENTS

1ST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		69	85
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.