

Bennett Street,  
Long Eaton, Nottingham  
NG10 4RF

**Price Guide £85-95,000**

**Freehold**

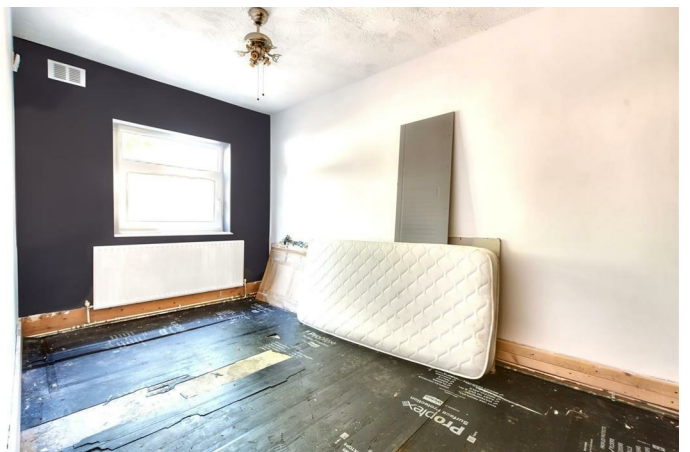


#### A TWO BEDROOM GROUND FLOOR FLAT IN NEED OF MODERNISATION.

Robert Ellis are pleased to offer to the market this two bedroom ground flat. Requiring modernisation throughout, presents an excellent investment opportunity, particularly for buy-to-let purposes. Formerly part of a detached home before its conversion, the property offers well-proportioned bedrooms, a spacious kitchen diner, and a bathroom ready for refurbishment. Situated close to the town centre, it benefits from convenient access to local amenities, shops, and transport links. With significant potential for value appreciation post-renovation, this flat is a prime choice for investors looking to expand their portfolio and create a stylish, desirable living space. The property offers its own entrance from the rear and also has a shared garden to the rear of the property.

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 shops, supermarkets and healthcare facilities can be found. There are fantastic transport links including nearby bus stops and access to major road links such as the M1, A50 and A52 to both Nottingham and Derby with local train stations and East Midlands Airport being just a short drive away.

The property has been converted from a previous detached home and requires modernisation. Accommodation briefly comprises of an entrance via the rear into the kitchen diner, lounge, inner hallway, bathroom and two double bedrooms.



### Lounge

12'6" x 12'6" approx (3.81m x 3.81m approx)  
3.81m x 3.8m (12' 6" x 12' 6") - Upvc double glazed window to front, radiator, fireplace with wooden surround and fitted gas fire, telephone point, T.V. point.

### Kitchen/Diner

16'1" x 13'5" approx (4.90m x 4.09m approx)  
Double glazed windows to rear, radiator, spotlights, wall mounted combination boiler, overhead extractor fan, 1½ bowl sink unit, integral fridge freezer, plumbing for washing machine, plumbing for dishwasher, matching base and wall units with rolled edged worktop, door leading to rear garden.

### Inner Lobby

Tiled floor, access to bedrooms and bathroom.

### Bedroom 1

12'6" x 12'6" approx (3.81m x 3.81m approx)  
Laminate floor, upvc double glazed window to front, radiator, fitted wardrobe, T.V. point.

### Bedroom 2

13'4" x 8'4" approx (4.06m x 2.54m approx)  
UPVC double glazed window to rear, radiator and a TV point.

### Bathroom

Opaque upvc double glazed window to rear, radiator, floor to ceiling tiles, corner spa panelled bath, shower cubicle, vanity unit, low level W.C.

### Outside

Communal patio area, outside tap, garden shed with power and lighting.

### Directions

Proceed out of Long Eaton along Derby Road and Bennett Street can be found as a turning on the right hand side.  
8066COAM

### Council Tax

Erewash Borough Council Band A

### Additional Information

Electricity – Mains supply  
Water – Mains supply  
Heating – Gas central heating  
Septic Tank – No  
Broadband – BT, Sky, Virgin  
Broadband Speed - Standard 17mbps, Superfast 80mbps, Ultrafast 1000mbps  
Phone Signal – EE, O2, Three, Vodafone  
Sewage – Mains supply  
Flood Risk – Low, surface water medium

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

### Auction 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.

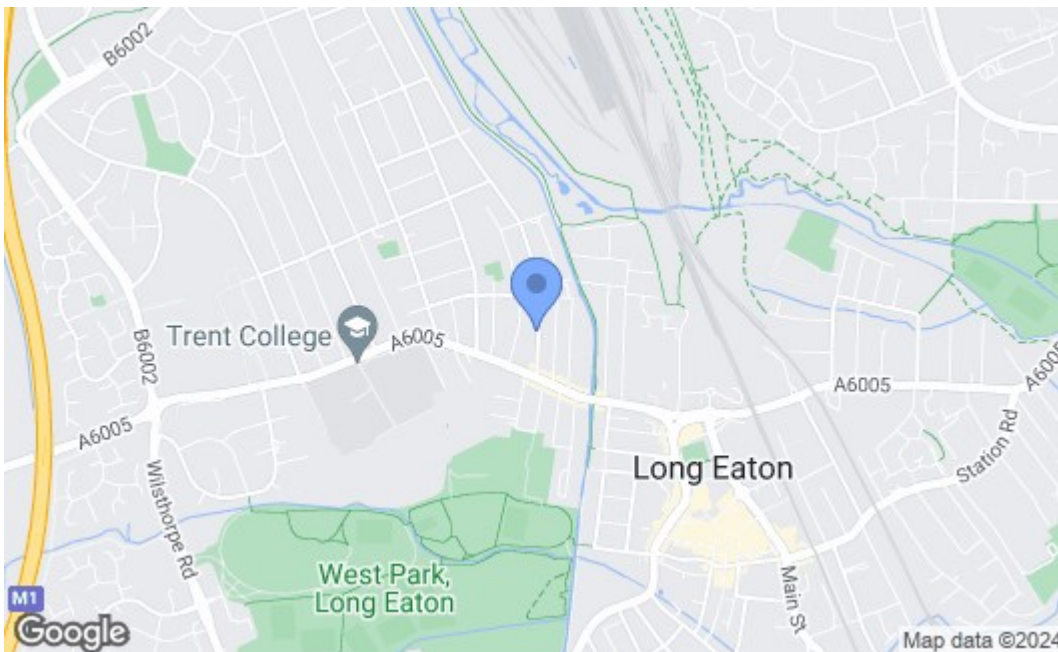
This guide includes details on the auction registration process, your payment obligations and how to view the Legal Pack (and any applicable Home Report for residential Scottish properties).

### 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			90
(81-91) B			
(69-80) C		68	
(55-68) D			
(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.