



Milton Street,
Long Eaton, Nottingham
NG10 1DS

Price Guide £160-165,000

Freehold



A TWO BEDROOM SEMI DETACHED PROPERTY SITUATED IN THE HEART OF LONG EATON AND BEING SOLD WITH THE BENEFIT OF NO UPWARD CHAIN.

Robert Ellis are delighted to bring to the market a property which is ideal for a first time buyer or investor being sold with no upward chain situation on a corner plot bursting with some fantastic period features, making this property ready to move straight into. Being situated within walking distance of Long Eaton town centre, it is close to all the local amenities and facilities the area has to offer and an early internal viewing comes highly recommended.

The property derives the benefit of GAS CENTRAL HEATING and DOUBLE GLAZING and briefly comprises an entrance hall, lounge, dining kitchen, two double bedrooms and bathroom room. Outside there is a small forecourt to the front and side access leading to the low maintenance rear garden with two brick stores.

The property is well positioned within easy reach of all the amenities and facilities offered by Long Eaton including the Asda and Tesco superstores and numerous other retail outlets found along the high street, there are schools for all ages, health care and sports facilities and the excellent transport links include J25 of the M1, Long Eaton Station, East Midlands Airport and the A52 and other main roads to Nottingham and Derby.



Hallway

6'1 x 4'7 approx (1.85m x 1.40m approx)

With original wooden front door with inset stained glass, carpeted flooring, ceiling light, phone line with doors to front lounge, door to kitchen and stairs to first floor.

Lounge

11'5 x 12'1 approx (3.48m x 3.68m approx)

With UPVC double glazed bay window to front elevation, carpeted flooring, radiator, ceiling light, TV point, dado rail and picture rail.

Kitchen

10'9 x 11 approx (3.28m x 3.35m approx)

With UPVC double glazed window to the rear, radiator, vinyl flooring, fluorescent ceiling light The kitchen comprises of a mix of wooden wall and base units with laminate rolled edge worktops, in-built oven and four rings gas hob, space for washing machine, with stainless steel sink and drainer. With large storage pantry and a door to the understairs cupboard.

Porch

2'5 x 2'6 approx (0.74m x 0.76m approx)

A wooden original internal door leads to an area between the original back-door opening to the rear garden, perfect for taking off boots/coats etc; with vinyl flooring and ceiling light.

First Floor Landing

14 x 2'3 approx (4.27m x 0.69m approx)

With carpeted flooring, two ceiling lights, electric storage heater, leads to two bedrooms and bathroom

Bedroom One

11'2 x 11'4 approx (3.40m x 3.45m approx)

With UPVC double glazed window to the front, carpeted flooring, ceiling light, radiator, feature period fireplace surround with an in-built cupboard with rail and shelf. Access to the loft via a loft hatch.

Bedroom Two

10'6 x 8 approx (3.20m x 2.44m approx)

With a UPVC double glazed window to the rear elevation, carpeted flooring, radiator, feature period fireplace and picture rail.

Bathroom

9'3 x 5'5 approx (2.82m x 1.65m approx)

With UPVC double glazed patterned window to the rear elevation, carpeted flooring, radiator, extractor fan, ceiling light. The bathroom comprises of a bath with a mains fed shower above and freestanding sink and low flush w.c.

Coalhouse

5'6 x 2'7 approx (1.68m x 0.79m approx)

A brick-built storage cupboard

Outhouse

5'6 x 2'7 approx (1.68m x 0.79m approx)

A brick-built storage cupboard which has the original outside W.C, lighting.

Outside

Situated on the corner of Milton Street and Cobden Street, say behind a dwarf brick-built wall, with established hedges, shrubs and plants with a wooden gated entrance to a path to the front door. The rear fully enclosed garden is mainly patio for easy maintenance. With courtesy lighting to rear.

Directions

Proceed out of Long Eaton along Tamworth Road and after passing the Library on the right hand side Milton Street can be found as a turning on the left hand side on the corner of Cobden Street and Milton Street, as advertised by our for sale sign.

8147JG

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 20mbps Ultrafast 1000mbps

Phone Signal – 02, Vodafone, EE, Three

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

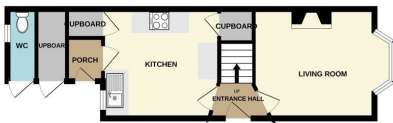
Any Legal Restrictions – No

Other Material Issues – No

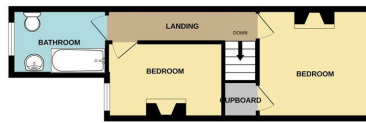




GROUND FLOOR
366 sq.ft. (34.0 sq.m.) approx.

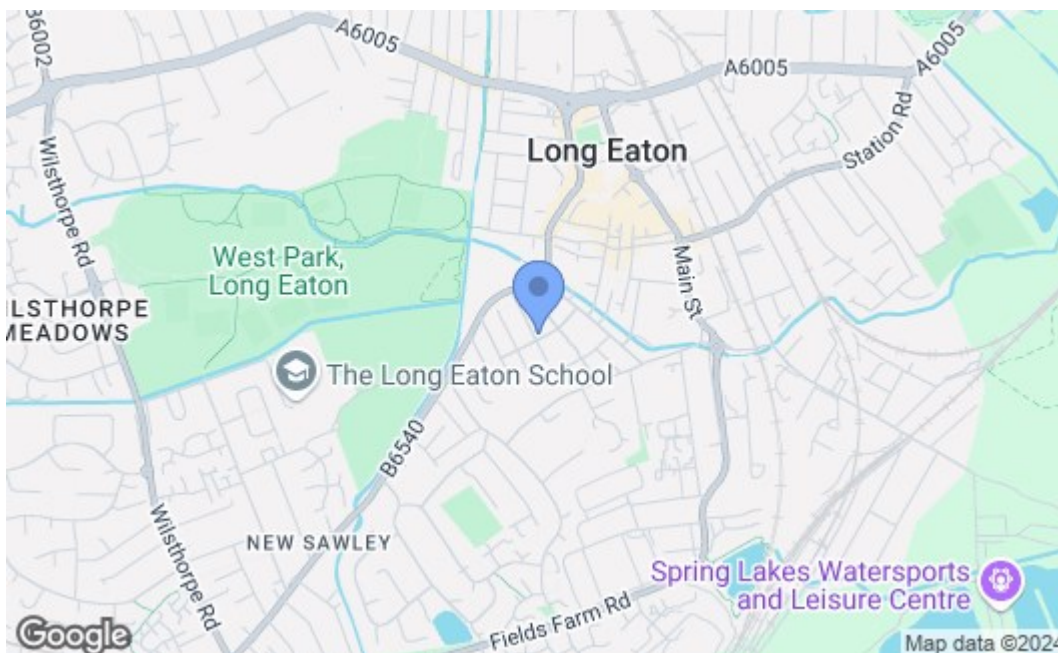


1ST FLOOR
339 sq.ft. (31.5 sq.m.) approx.



TOTAL FLOOR AREA: 705 sq.ft. (65.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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			89
(81-91) B			
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO₂) Rating			
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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