



New Tythe Street,  
Long Eaton, Nottingham  
NG10 2DL

**£145,000 Freehold**



THIS IS A TWO DOUBLE BEDROOM PROPERTY WHICH HAS BEEN WELL MAINTAINED AND IS NOW READY FOR IMMEDIATE OCCUPATION.

Being located on New Tythe Street which is a road on the outskirts of Long Eaton, this two double bedroom mid property offers a lovely home which will suit a whole range of buyers, from people buying their first property to those who might be downsizing, or somebody who might be looking for a property which would be easy to rent. The property is currently empty and is therefore being sold with the benefit of NO UPWARD CHAIN and for the size and layout of the accommodation and privacy of the rear garden to be appreciated, we recommend that interested parties should take a full inspection so they can see all that is included in the property for themselves. The house is located within a few minutes walk of Long Eaton town centre and to the many other facilities and amenities provided by the surrounding area.

Being constructed of brick to the external elevations under a pitched tiled roof, the property derives the benefits of having gas central heating and double glazing and includes a reception hall, lounge with a built-in under stairs storage cupboard off, the dining kitchen which is fitted with extensive ranges of wall and base units and has a door leading out to the rear garden. To the first floor the landing leads to the two double bedrooms and the bathroom which has a mains flow shower over the bath. Outside there is a fenced, easily maintained area at the front, there is access to the rear via a path running along the side of an adjoining property and the rear garden has a fenced patio with steps leading to an easily maintained pebbled area and the garden is kept private by having fencing to the rear and a gate leading to the path which provides access to the front.

The property is within walking distance of the Asda, Tesco, Aldi and Lidl stores and numerous other retail outlets found in Long Eaton town centre, there are schools for all ages, healthcare and sports facilities and the excellent transport links include J25 of the M1, East Midlands Airport, stations at Long Eaton and East Midlands Parkway and the A52 and other main roads which provide good access to Nottingham, Derby and other East Midlands towns and cities.



## Reception Hall

UPVC front door with opaque double glazed inset panel, stairs with hand rail leading to the first floor and cloaks hanging.

## Lounge/Sitting Room

12' x 11' approx (3.66m x 3.35m approx)

Double glazed window to the front, electric log burning stove set in an Adam style fireplace with an inset and hearth, TV point, USB charging point, radiator and an understairs storage cupboard where the electric meter and consumer unit are housed.

## Dining Kitchen

13' to 11' x 10' approx (3.96m to 3.35m x 3.05m approx)

The kitchen is fitted with wood grain effect finished units having brushed stainless steel fittings and includes a stainless steel sink with a mixer tap set in an L shaped work surface with cupboards and drawers beneath, four ring hob set in a work surface with an oven and cupboards below and a further work surface with space for an automatic washing machine and cupboard below, matching eye level wall cupboards, tiling to the walls by the work surface areas, Worcester Bosch wall mounted boiler, radiator, half double glazed door leading out to the rear garden and a double glazed window with a fitted blind to the rear.

## First Floor Landing

Hatch to loft and doors leading to:

### Bedroom 1

11' plus recess x 12' approx (3.35m plus recess x 3.66m approx)

Double glazed window to the front, TV point, USB charging points and an aerial point and power point for a wall mounted TV.

### Bedroom 2

10' x 10' to 9' approx (3.05m x 3.05m to 2.74m approx)

Double glazed window to the rear, TV point and USB charging points.

## Bathroom

The bathroom has a white suite including a panelled bath with a mains flow shower over, tiling to two walls and a glazed protective screen, low flush w.c. and hand basin with mixer tap, double cupboard under and tiled splashback, opaque double glazed window with a fitted blind and a ladder towel radiator.



## Outside

At the front of the property there is a slate chipped bed with slabs and a picket fence to the front boundary with an outside light by the front door.

At the rear there is a patio with fencing and steps lead to a pebbled garden area and a gate which provides access to a path at the rear of the property. The garden is kept private by having fencing to the three boundaries and there is an outside light.

## Outside w.c.

Having a low flush w.c. and hand basin and there is an outside tap in the w.c.

## Directions

Proceed out of Long Eaton along Main Street turning left at the Tappers Harker pub into Meadow Lane, crossing over the railway line and taking the first left at the mini island into New Tythe Street. Proceed for a short distance where the property can be found on the left.

8271AMMP

## 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, 02, Vodafone, Three

Sewage – Mains supply

Flood Risk – No, surface water very low

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

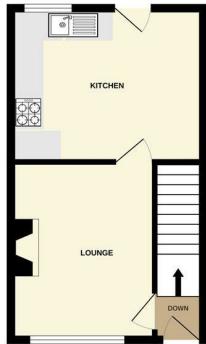
Other Material Issues – No



GROUND FLOOR

1ST FLOOR

Robert Ellis  
ESTATE AGENTS



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#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	88
(81-91)	B	67
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		

England & Wales

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		

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.