



East Street,  
Long Eaton, Nottingham  
NG10 2DH

**Price Guide £300-310,000**

**Freehold**





THIS IS A SUBSTANTIAL, DOUBLE FRONTED DETACHED PROPERTY WHICH FOR MANY YEARS HAS BEEN USED AS A HOUSE IN MULTIPLE OCCUPATION (HMO) AND HAS BEEN LICENCED TO HAVE EIGHT DOUBLE LETTABLE ROOMS, WITH THE PROPERTY NOW BEING IN NEED OF UPGRADING AND REFURBISHING.

Being located on East Street which is a quiet cul-de-sac close to the centre of Long Eaton, this large double fronted detached property provides an ideal opportunity for an investor or developer to convert the property into modern lettable rooms with en-suite facilities, or convert into apartments with the other option to return to a single dwelling. For the size of the accommodation, which was arranged on three floors to be appreciated, we recommend that buyers looking for this type of property do take a full inspection so they can see the full extent of the rooms included in the property for themselves. East Street is literally only a few minutes walk away from the centre of Long Eaton and therefore the property is within easy reach of all the amenities and facilities provided by the town centre and surrounding area and will help to make it an attractive proposition for someone looking to purchase this type of building.

The property stands back from the road with parking for several vehicles at the front and is constructed of brick to the external elevations under a pitched tiled roof. The accommodation includes a reception hall, three double rooms, bathroom and kitchen to the ground floor and to the first floor there are four double rooms and two bathrooms and to the second floor there are two further rooms and a kitchenette. Outside there is parking at the front and a walled, concrete area at the rear with there being a fire escape to the right hand side of the property which provides access from the second floor.

Being within a few minutes walk from Long Eaton town centre, there is easy access to Asda, Tesco, Lidl and Aldi stores as well as many other retail outlets, there are 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 provide good access to Nottingham, Derby and other East Midlands towns and cities.



## Porch

Open porch with an arched entrance leading through a composite front door with two inset opaque glazed panels and an arched glazed panel above to:

## Reception Hall

18' x 11'7 max to 4'7 (5.49m x 3.53m max to 1.40m)

Stairs leading to the first floor, cornice to the wall and ceiling, central light rose and an understairs storage area which leads to a ground floor bathroom.

## Room 1

12'5 x 10'6 plus bay approx (3.78m x 3.20m plus bay approx)

Double glazed bay window to the front, cornice to the wall and ceiling, sink with a mixer tap and work surface to one wall, double wall cupboard and a tiled fire surround.

## Room 2

16' x 13'5 approx (4.88m x 4.09m approx)

Double glazed window to the rear, radiator, cornice to the wall and ceiling and a sink with a tiled splashback.

## Room 3

13'6 plus bay x 13'6 approx (4.11m plus bay x 4.11m approx)

Double glazed bay window to the front, radiator, cornice to the wall and ceiling and a sink with a tiled splashback.

## Rear Hall

UPVC door leading out to the rear.

## Kitchen

12'7 x 8' approx (3.84m x 2.44m approx)

The kitchen has a double bowl stainless steel sink with a mixer tap set in a work surface with cupboards and drawers below, wall mounted boiler housed in a lockable cupboard, double glazed window to the rear and walls part tiled.

## Bathroom

The bathroom is part tiled and has a coloured suite with a panelled bath having an electric shower over, pedestal wash hand basin, low flush w.c. and an extractor fan.

## First Floor Landing

There is a window on the half landing, stairs to the second floor and doors lead to:

## Room 4

12'8 x 12'7 approx (3.86m x 3.84m approx)

Double glazed window to the rear, radiator, sink with a tiled splashback, work surface with a double cupboard under and a wall cupboard.

## Room 5

16'1 x 13'7 approx (4.90m x 4.14m approx)

Double glazed window to the rear, radiator, sink with a tiled splashback and a work surface with a double cupboard under.

## Room 6

13'7 x 13'6 approx (4.14m x 4.11m approx)

Two double glazed windows to the front, radiator, sink with a mixer tap and cupboard under and a tiled splashback and a double wall cupboard.

## Room 7

12'6 x 10'6 approx (3.81m x 3.20m approx)

Two double glazed windows to the front, radiator and sink with a tiled splashback.

## Bathroom

Having a panelled bath, hand basin and a low flush w.c., part tiled walls and an opaque double glazed window.

## Bathroom 2

Panelled bath with chrome hand rails, pedestal wash hand basin and a low flush w.c., opaque double glazed window and part tiled walls.

## Second Floor

There is a door on the half landing leading to the fire escape on the right hand side of the property which provides access to the ground floor level, sky light window providing some natural light into the landing and there is a door giving access to roof storage space.

## Room 8

18' x 13'7 approx (5.49m x 4.14m approx)

Double glazed window to the side and a radiator.

## Room

12'8 x 12'7 approx (3.86m x 3.84m approx)

Skylight window and a radiator.

## Kitchenette

9' x 7' to 4'8 approx (2.74m x 2.13m to 1.42m approx)

The kitchenette has a stainless steel sink with a double cupboard under, work surface with cupboards and drawers below and part tiled walls.

## Outside

At the front of the property there is an open parking area for several vehicles, there is a path to the left hand side of the property and a wider path providing access down the right hand side where there is also the fire escape which leads from the second floor.

At the rear there is a concrete bin storage area with walls to the boundaries and to the left hand corner there is a part covered area.

## Directions

Proceed out of Long Eaton along Waverley Street and turn left at the traffic lights into Station Road and East Street can be found on the left with the property on the right.  
847 I AMMP

## Council Tax

Erewash Borough Council Band C

## Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky

Broadband Speed - Standard 16mbps Superfast 80mbps Ultrafast 1000mbps

Phone Signal – EE, O2, Three, Vodafone

Sewage – Mains supply

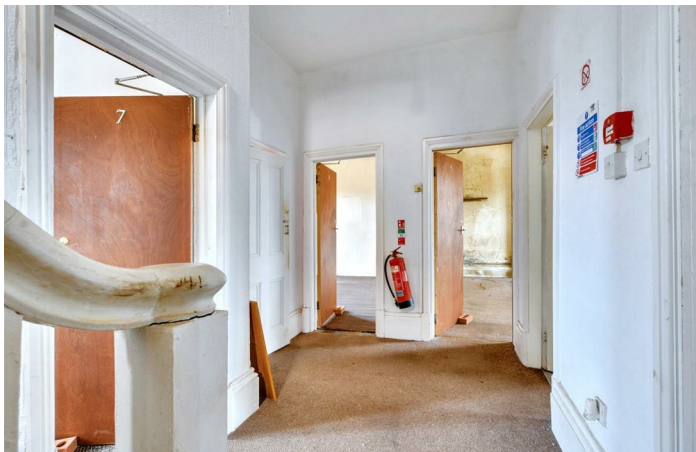
Flood Risk – No, surface water low

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

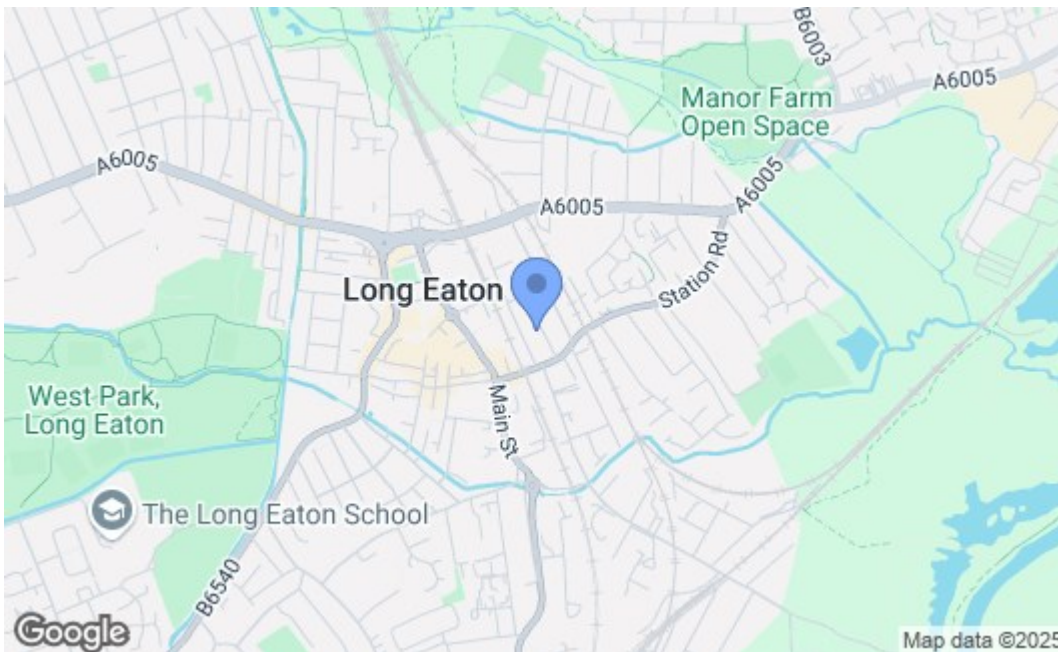






TOTAL FLOOR AREA : 2546 sq.ft. (236.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of blocks, 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			
(81-91) B			79
(69-80) C			
(55-68) D		55	
(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.