



Landsdown Grove,  
Long Eaton, Nottingham  
NG10 2BH

**Price Guide £160-165,000**  
**Freehold**





GUIDE PRICE £160,000 - £165,000. A TWO DOUBLE BEDROOM MID-TERRACED HOUSE WITH TWO RECEPTION ROOMS AND AN ENCLOSED GARDEN, BEING SOLD WITH THE BENEFIT OF NO ONWARD CHAIN.

Robert Ellis are pleased to bring to the market this spacious two double bedroom mid-terraced property. The property is constructed of brick to the external elevations and benefits double glazing and gas central heating throughout and would be perfect for a wide range of buyers. An internal viewing is highly recommended to appreciate the property and location on offer.

In brief, the property comprises an entrance hallway, lounge, dining room with storage cupboards and kitchen with integrated cooking appliances. To the first floor, the landing leads to two double bedrooms and a three piece family bathroom suite. To the front, there is a small low maintenance garden setting the property away from the pavement with access to the rear through a gate. To the rear, there is a garden with a patio area, turf and wooden storage shed.

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



### Entrance Hall

uPVC double glazed front door, vinyl flooring, painted plaster ceiling, ceiling light.

### Lounge

10'7 x 11'0 (3.23m x 3.35m)

uPVC double glazed window overlooking the front, carpeted flooring, radiator, gas fire, painted plaster ceiling, ceiling light.

### Dining Room

10'6 x 10'9 (3.20m x 3.28m)

Carpeted flooring, built in storage cupboards, radiator, painted plaster ceiling, ceiling light.

### Kitchen

8'8 x 8'0 (2.64m x 2.44m)

uPVC double glazed window overlooking the rear with a door leading to the rear garden, vinyl flooring, integrated electric oven with gas hob and overhead extractor fan, space for washing machine, space for fridge, painted plaster ceiling, ceiling light.

### First Floor Landing

Carpeted flooring, loft access, painted plaster ceiling, ceiling light.

### Bedroom One

10'9 x 14'7 (3.28m x 4.45m)

uPVC double glazed windows overlooking the front, built in storage cupboard, radiator, painted plaster ceiling, ceiling light.

### Bedroom Two

10'6 x 8'3 (3.20m x 2.51m)

uPVC double glazed window overlooking the rear, carpeted flooring, radiator, fitted cupboard, painted plaster ceiling, ceiling light.

### Family Bathroom

4'6 x 7'8 (1.37m x 2.34m)

uPVC double glazed patterned window overlooking the rear, vinyl flooring, WC, pedestal sink, bath with shower over the bath, radiator, painted plaster ceiling, ceiling light.

### Outside

To the front, there is a small low maintenance garden with access to the rear through an alley and gate. To the rear, there is a garden with patio area, turf and wooden storage shed.

### Directions

Proceed out of Long Eaton along Nottingham Road taking the left hand turning after the bridge into Norfolk Road. Continue along where Landsdown Grove is situated as the first turning on the right hand side and the property can be found on the right.

8478RS

### 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 AND VIRGIN

Broadband Speed -

Standard 16 mbps

Superfast 80 mbps

Ultrafast 1800 mbps

Phone Signal – O2, EE, THREE AND VODAFONE

Sewage – Mains supply

Flood Risk – No, surface water

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	59	
(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.