

# Robert Ellis

look no further...



Lawrence Street,  
Long Eaton, Nottingham  
NG10 1JY

**O/O £190,000 Freehold**

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@robertellisea





A THREE BEDROOM VICTORIAN SEMI DETACHED PROPERTY IDEAL FOR A FIRST TIME BUYER.

Robert Ellis are extremely pleased to bring to the market this traditional bay front Victorian semi detached home. The property comes to the market with the benefit of being well presented throughout with accommodation over two floors and is ideal for a first time buyer. The property is located within the heart of Long Eaton town centre with excellent facilities on its doorstep.

Being constructed of brick to the external elevation all under a tiled roof, the property derives the benefit of gas central heating and double glazing. In brief the accommodation comprises entrance porch, bay fronted living room, dining room, fitted kitchen, rear lobby and re-fitted bathroom. To the first floor there are three bedrooms and a separate w.c. Outside there is a low maintenance garden to the rear including an additional brick built store offering excellent storage space for a motorcycle or bike.

The property is within a couple of minutes walk of Long Eaton town centre where there are Asda, Tesco, Lidl and Aldi stores as well as many other retail outlets, there are healthcare and sports facilities which includes the well regarded Clifford Gym which is only a couple of minutes walk away from the house, there are walks along the Erewash Canal, there are schools for all ages within easy reach and the transport links include junctions 24 and 25 of the M1, East Midlands Airport, Long Eaton and East Midlands Parkway Stations and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.



Porch  
Double glazed door to the front and opening to:

Living Room  
14'9 x 11'10 approx (4.50m x 3.61m approx)  
Double glazed bay window to the front, laminate flooring, coving to ceiling, radiator, door opening to:

Inner Hallway  
Stairs to the first floor and opening to:

Dining Room  
15'3 x 11'9 approx (4.65m x 3.58m approx)  
Laminate flooring, double glazed window to the rear, radiator and door to the kitchen and storage cupboard.

Kitchen  
9'1 x 7' approx (2.77m x 2.13m approx)  
Matching wall and base units with work surfaces over, sink and drainer, part tiled walls, space for a Range cooker, laminate flooring, plumbing for a washing machine, space for a fridge freezer, extractor fan and access to:

Rear Lobby  
Double glazed door to the rear, access into:

Bathroom  
7'5 x 6'7 approx (2.26m x 2.01m approx)  
Recently re-fitted bathroom with fully tiled walls, panelled bath, low flush w.c., pedestal wash hand basin and wall mounted chrome heated towel rail.

First Floor Landing  
With a radiator and doors to:

Bedroom 1  
12'1 x 11'10 approx (3.68m x 3.61m approx)  
Two double glazed windows to the front and a radiator.

Bedroom 2  
11'11 x 9'4 approx (3.63m x 2.84m approx)  
Double glazed window to the rear, radiator, loft access hatch and laminate flooring.

Bedroom 3  
7'11 x 7' approx (2.41m x 2.13m approx)  
Double glazed window to the rear, radiator and laminate flooring.

Separate w.c.  
Low flush w.c., laminate flooring, double glazed window to the side, pedestal wash hand basin with tiled splashback.

Outside  
The rear garden is low maintenance, panelled fencing to the boundaries, gravelled with railway sleepers having plants and shrubbery and a patio area.

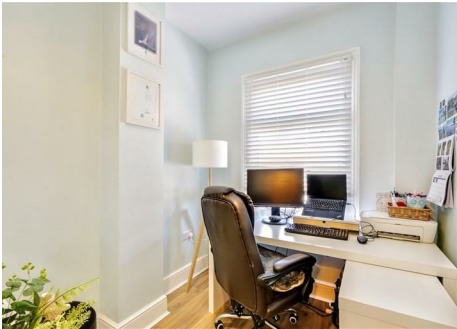
Directions  
Proceed out of Long Eaton along Tamworth Road taking the turning on the right hand side into Regent Street and then left onto Lawrence Street.  
8627AMCO

Council Tax  
Erewash Borough Council Band

Additional Information  
Electricity – Mains supply  
Water – Mains supply  
Heating – Gas central heating  
Septic Tank – No  
Broadband –  
Broadband Speed - Standard mbps Superfast mbps Ultrafast mbps  
Phone Signal –  
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		85
(81-91) B		
(69-80) C		56
(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.