

Robert Ellis

look no further...



William Street,
Long Eaton, Nottingham
NG10 4GB

£170,000 Freehold

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/robertellisestateagent



@robertellisea

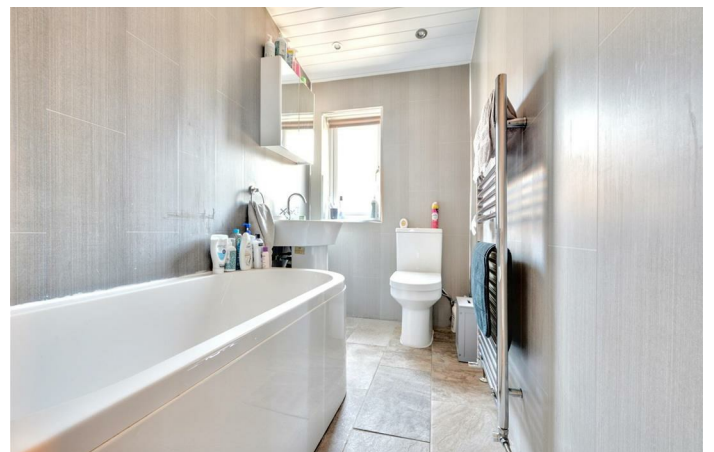
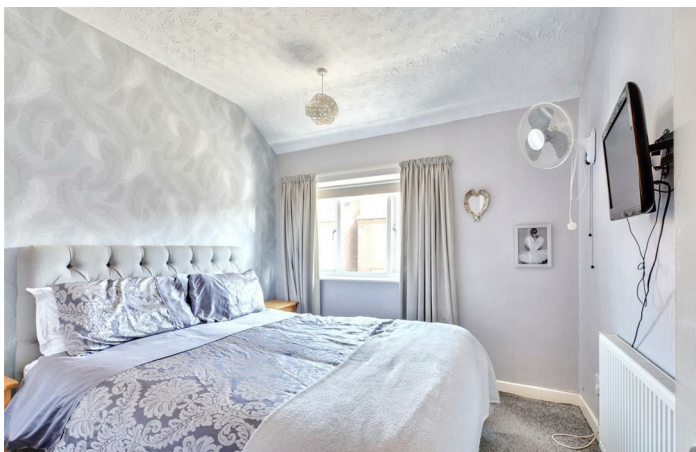


ROBERT ELLIS ARE DELIGHTED TO BRING TO THE MARKET THIS EXTREMELY WELL PRESENTED, WELL POSITIONED, TWO BEDROOM MID TERRACED HOUSE, SITUATED WITHIN THIS POPULAR AND ESTABLISHED RESIDENTIAL LOCATION.

This gem on William Street has had many upgrades by the current owner such as new patios to the front and rear and a garden room/bar. With accommodation over two floors comprising living room and kitchen to the ground floor with stairs then rising up to the first floor landing, two bedrooms and three piece bathroom. We believe the property would make an ideal first time buy, young family home or investment opportunity and therefore highly recommend an internal viewing. Other benefits to the property include gas fired central heating, double glazing and generous rear garden with two useful brick stores.

In brief the accommodation comprises of front lounge, rear fully fitted contemporary breakfast kitchen with utility area and door to the rear garden. Upstairs there are two double bedrooms and a fully fitted bathroom. Outside, the rear garden is enclosed with a new patio for al-fresco living and fantastic garden room/bar with power and lighting. Two brick built stores make for ideal storage.

The property itself sits favourably within close proximity of the shops and services within Long Eaton town centre. There is also easy access to good nearby transport links such as the A52 for Nottingham and Derby, junction 25 of the M1 Motorway, Long Eaton train station and the Nottingham Express Transit system, situated at Bardills roundabout in Stapleford. The property is also well positioned for good nearby schooling, if required, and pleasant walks along the nearby Erewash Canal.



Lounge

10'11" x 12'7" approx (3.34m x 3.85m approx)

UPVC double glazed door with inset obscure glass and UPVC double glazed window to the front, new carpet, double radiator, TV point, ceiling light, plug in modern electric fire with wooden beam above.

Kitchen Diner

13'0" x 7'10" approx (3.97m x 2.4m approx)

UPVC double glazed door with inset obscure glass and UPVC double glazed window to the rear, tiled floor, ceiling light, double radiator, USB sockets, alcove with wall units used as a pantry having a light, modern grey gloss wall, base and drawer units with grey work surfaces over, tiled effect splashbacks, four ring electric hob and black gloss splashback, built-in oven, inset stainless steel sink and drainer with swan neck mixer tap, space for an under counter fridge and freezer and dishwasher. Open to:

Utility Area

Obscure UPVC double glazed window to the side, space for a stacked washing machine and tumble dryer.

First Floor Landing

2'9" x 8'2" approx (0.85m x 2.5m approx)

L shaped landing with carpeted flooring, ceiling light, radiator and coving, doors to:

Bedroom 1

7'8" x 12'2" approx (2.35m x 3.73m approx)

UPVC double glazed window to the rear, carpeted flooring, wall mounted radiator, ceiling light and large built-in storage cupboard housing the boiler.

Bedroom 2

9'8" x 9'4" approx (2.97m x 2.85m approx)

UPVC double glazed window to the front, carpeted flooring, double radiator and ceiling light.

Bathroom

11'11" x 4'11" approx (3.64m x 1.5m approx)

The bathroom has been recently refreshed and has a three piece suite comprising of a low flush w.c., pedestal wash hand basin with mirror vanity wall cupboard over, panelled bath with mixer tap and mains fed shower having a rainwater shower head and hand held shower, glazed protective screen, chrome towel radiator, airing/storage cupboard, obscure UPVC double glazed window to the front, tiled floor and ceiling spotlights.

Outside

The property sits back from the road with iron railings, newly laid patio and gate to the front door.

To the rear there is a newly laid ceramic patio with pergola over, ideal for al-fresco dining, lawned garden with fencing to the boundaries and stepping stones to the summerhouse, borders with established shrubs and trees.

Brick Outhouses

There are two brick outhouses, ideal for storage, one with the original w.c., light.

Summerhouse

12'0" x 8'9" approx (3.68m x 2.67m approx)

Wooden summerhouse, UPVC double glazed French doors to the front, windows to the sides.

Directions

Proceed out of Long Eaton along Derby Road and turn right into College Street. Turn left into Canal Street, right into William Street and the property can be found on the right hand side.

8632AMJG

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 14mbps Superfast 70mbps

Ultrafast 1800mbps

Phone Signal – 02, EE, Three, Vodafone

Sewage – Mains supply

Flood Risk – No, surface water very low

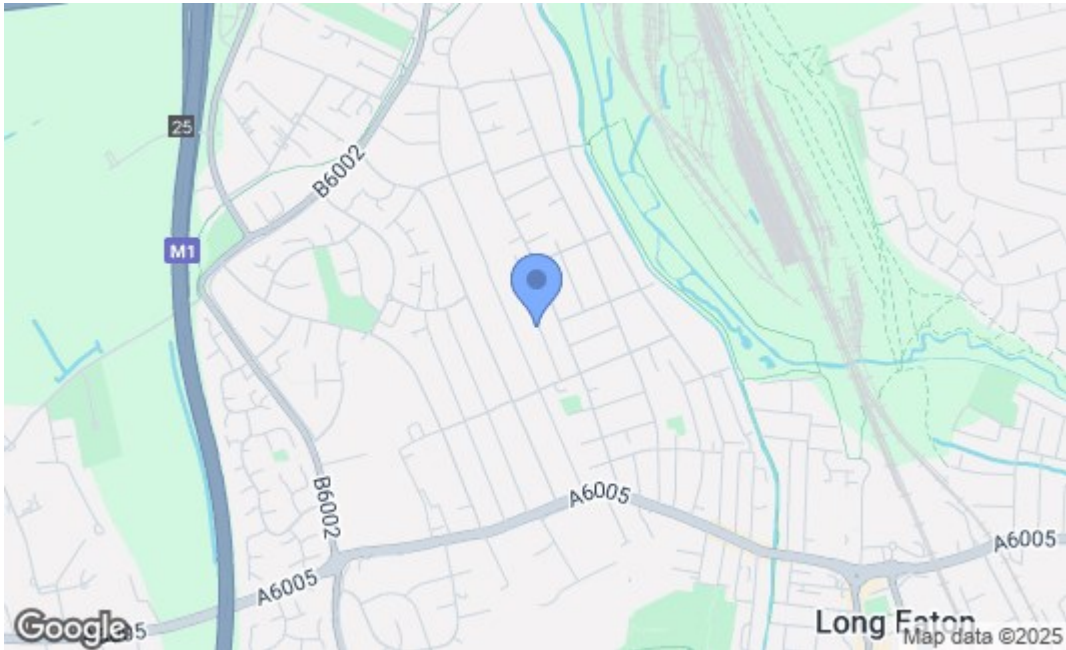
Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C		
(55-68) D	66	
(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 ₂) Rating		
	Current	Potential
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		

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.