

# Robert Ellis

*look no further...*



Wellington Street,  
Long Eaton, Nottingham  
NG10 4NG

**Price Guide £225-230,000**  
**Freehold**

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A SPACIOUS VICTORIAN SEMI DETACHED PROPERTY PROVIDING THREE DOUBLE BEDROOMS OVER THREE FLOORS AND LOCATED WITHIN WALKING DISTANCE OF LONG EATON TOWN CENTRE, BEING SOLD WITH THE ADDED BENEFIT OF NO ONWARD CHAIN.

Robert Ellis are extremely pleased to bring to the market this deceptively spacious three bedroom traditional semi detached property providing ideal accommodation throughout. The property is positioned within walking distance of Long Eaton town centre with easy access to local shops, transport links and amenities that the area has to offer. The property offers an ideal purchase for those looking for a character property within a sought after location. An internal viewing comes highly recommended in order to fully appreciate the size and quality of the accommodation on offer.

This traditional semi detached property is constructed of brick to the external elevations all under a tiled roof and derives the benefit of modern conveniences such as gas central heating and double glazing. In brief the accommodation comprises an entrance hallway, living room, separate dining room and fitted kitchen to the rear leading out to the enclosed landscaped courtyard style garden.

To the first floor there are two bedrooms and three piece suite bathroom with free standing slipper bath. To the second floor there is a further double bedroom. As previously mentioned there is an enclosed garden with patio area and raised flower beds along with a brick built store.

The property is found within easy reach of all the amenities and facilities provided by Long Eaton which include the Asda and Tesco superstores along with numerous other retail outlets found along the high street, there are schools for all ages, healthcare and sports facilities with nearby transport links including J25 of the M1, Long Eaton train station, East Midlands Airport and the A52 to Nottingham and Derby. Contact the office to make your appointment to view today.



## Entrance Hall

3'6 x 3'4 approx (1.07m x 1.02m approx)

Composite double glazed door to the side with inset glazed panel and panel above, carpeted flooring, stairs to the first floor and doors to:

## Lounge

12'5 x 11'4 approx (3.78m x 3.45m approx)

UPVC double glazed sash window to the front, carpeted flooring, two radiators, multi fuel burner with a beam above, TV point, ceiling rose and corner sink with a slate hearth.

## Dining Room

13' x 12'5 approx (3.96m x 3.78m approx)

UPVC double glazed window to the rear, laminate flooring, ceiling light, radiator, built-in original fireplace with tiled hearth, understairs storage cupboard and door to:

## Kitchen

7' x 13'9 approx (2.13m x 4.19m approx)

UPVC double glazed door to the rear with inset opaque glazed panel, UPVC double glazed windows to the side and rear, feature vinyl tiled flooring, ceiling spotlights, Baxi boiler and a radiator. Cream Shaker style wall, base and drawer units with wood effect work surfaces over, built-in oven, four ring gas hob and splashback, stainless steel 1½ bowl sink and drainer with swan neck mixer tap, space for a dishwasher, free standing fridge freezer and washing machine.

## First Floor Landing

Carpeted flooring, radiator, two ceiling lights, door to the stairs to the second floor and doors to:

## Bedroom 2

12'5 x 11'9 approx (3.78m x 3.58m approx)

UPVC double glazed sash style window to the front, varnished floorboards, two ceiling lights, radiator and door to storage cupboard.

## Bedroom 3

10' x 9'6 approx (3.05m x 2.90m approx)

UPVC double glazed sash style window to the rear, carpeted flooring, radiator and ceiling light.

## Bathroom

6'9 x 10'2 approx (2.06m x 3.10m approx)

Obscure UPVC double glazed window to the rear, vinyl flooring, radiator, panelled walls with ceiling spotlights, extractor fan, claw foot roll top bath with rainwater shower head over, low flush w.c. and large sink with vanity cupboard under.

## Second Floor

### Bedroom 1

12'5 x 16'5 approx (3.78m x 5.00m approx)

UPVC double glazed sash style window to the side, carpeted flooring, ceiling light, radiator, beams and storage to one side and access hatch to the loft.

### Outside

To the front the property sits behind a brick wall and gives access down the left to the entrance door and to the rear garden.

The rear garden has been designed for low maintenance with a large patio area and pebbled area, brick built outhouse. The rear garden is fully enclosed and private.

### Outhouse

6' x 4'2 approx (1.83m x 1.27m approx)

Brick outhouse with power and lighting.

### Directions

Proceed out of Long Eaton along Derby Road taking the right turning into Wellington Street.

8650AMJG

### 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 16mbps Superfast 55mbps

Ultrafast 1800mbps

Phone Signal – EE, 02, Three, Vodafone

Sewage – Mains supply

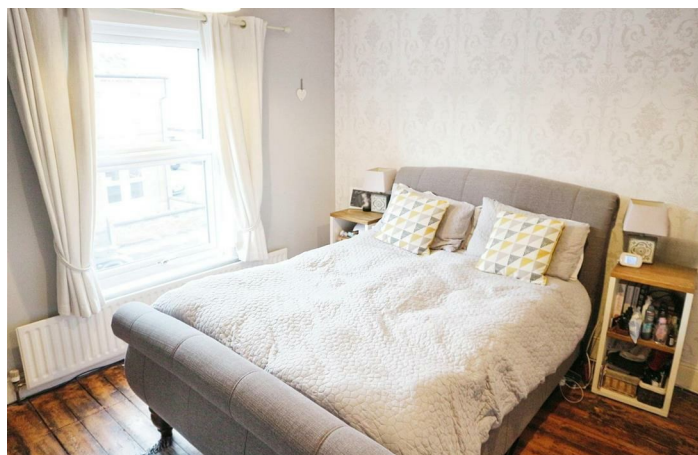
Flood Risk – No, surface water very low

Flood Defenses – No

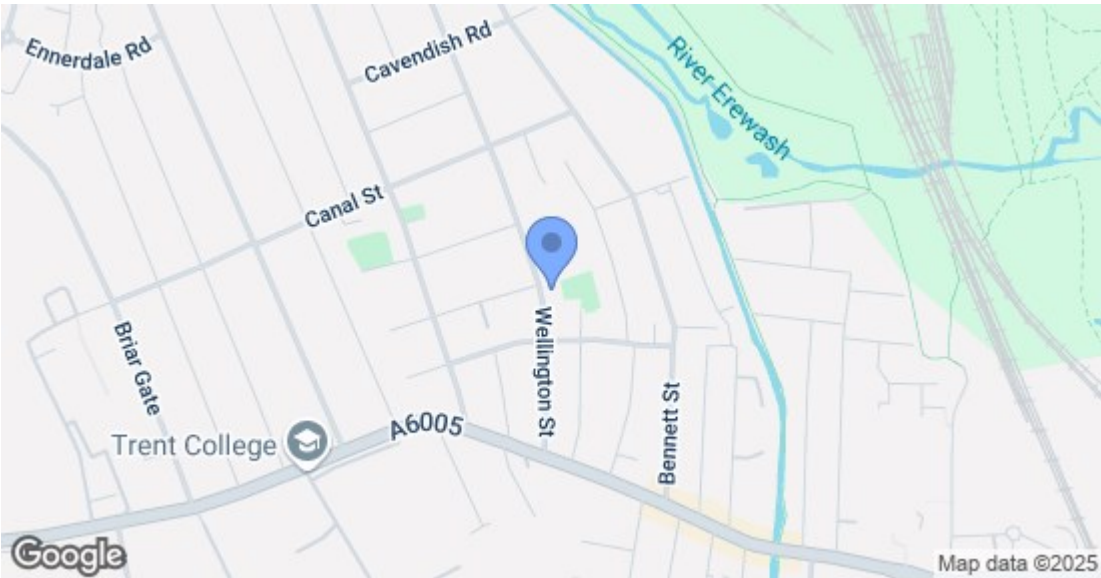
Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D		
(39-54) E	46	
(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.