



Landsdown Grove,  
Long Eaton, Nottingham  
NG10 2BD

**Price Guide £130-135,000**  
**Freehold**





#### A PERFECT STARTER HOME OR BUY TO LET OPPORTUNITY IN A POPULAR PART OF LONG EATON

Robert Ellis are delighted to offer to the market a great opportunity to purchase this terraced home situated in a popular residential area. This well presented two bedroom mid terraced property offers an excellent opportunity for both first-time buyers and buy-to-let investors. With the potential for off-road parking, this home is ideally located within easy reach of local amenities and key transport links. The property boasts a spacious lounge and kitchen to the ground floor with two good sized bedrooms to the first floor.. The exterior provides a potential space for off-road parking, offering added convenience. Situated within a short distance of Long Eaton town centre, residents can enjoy easy access to a wide range of supermarkets, shops, and eateries. For commuters, the property offers great connectivity to Nottingham and Derby via nearby local link roads, making it an ideal base for those who need to travel. This is a fantastic opportunity to secure a home in a popular, thriving location, with great potential for both lifestyle and investment. The property is offered to the market with no onward chain.

The property benefits from double glazing and gas central heating and internal accommodation briefly comprises of an entrance hall, living room, kitchen diner to the ground floor. To the first floor there are two bedrooms and a main bathroom.

The property is extremely well placed to take advantage of all the amenities and facilities provide by Long Eaton town centre which include the Asda and Tesco superstores as well as numerous other retail outlets found along the high street, schools for all ages, health care and sports facilities and excellent transport links including J25 of the M1, Long Eaton and Beeston Stations, East Midlands Airport and the A52 providing excellent access to Nottingham and Derby.





### Entrance Hall

UPVC double glazed door to the front, stairs to the first floor and door to:

### Lounge

11'2 x 11'6 approx (3.40m x 3.51m approx)

Double glazed window to the front, gas fire (not tested, radiator and TV point. Door to:

### Kitchen Diner

11' x 10'2 approx (3.35m x 3.10m approx)

Wall and base units with work surfaces over, inset stainless steel sink and drainer with mixer tap, tiled walls and splashbacks, integrated eye level oven, electric hob and extractor over, plumbing for a washing machine, radiator, space for a fridge freezer, double glazed window and door to the rear, door to pantry.

### First Floor Landing

With doors to:

### Bedroom 1

11'8 x 11'3 approx (3.56m x 3.43m approx)

Double glazed window to the front, radiator, storage cupboard, cast iron feature fireplace, radiator and TV point.

### Bedroom 2

Double glazed window to the rear, access to the loft which is part boarded and has a light via a pull down ladder, radiator and feature cast iron fireplace.

### Bathroom

Four piece suite comprising of a walk-in shower cubicle with a mains shower having a rainwater shower head and hand held shower, free standing bath with hand held shower head and mixer tap, low flush w.c., pedestal wash hand basin, chrome heated towel rail, fully tiled walls, splashbacks, UPVC double glazed window to the rear.

### Outside

To the front of the property there is a pebbled and gravelled frontage with pathway to the front door. Offering potential to create off road parking, subject to the necessary permissions. Side entrance to the coalhouse

and w.c. Outside tap.

Private rear garden with a decked area, artificial lawn, borders with flowers and shrubs.

### 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 left.

8696AMCO

### 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 80mbps

Ultrafast 1800mbps

Phone Signal – EE, O2, Three, Vodafone

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

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		<div>63</div>	<div>83</div>
(92 plus) A			
(81-91) B			
(69-80) C			
(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.