

Robert Ellis

look no further...



Bennett Street,
Long Eaton, Nottingham
NG10 4RB

£150,000 Freehold

0115 946 1818



/robertellisestateagent



@robertellisea

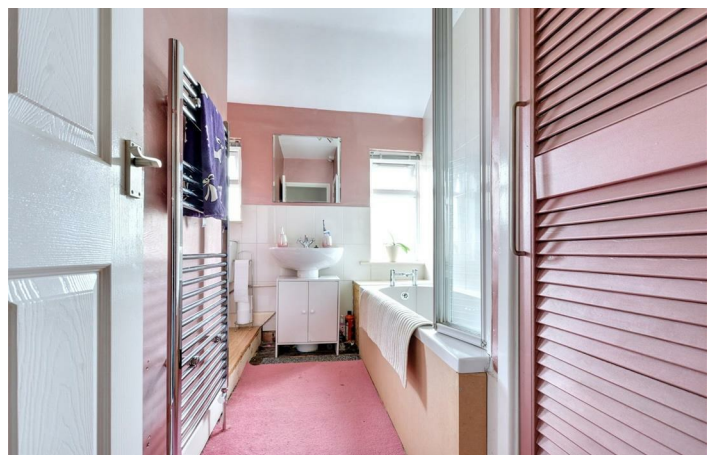
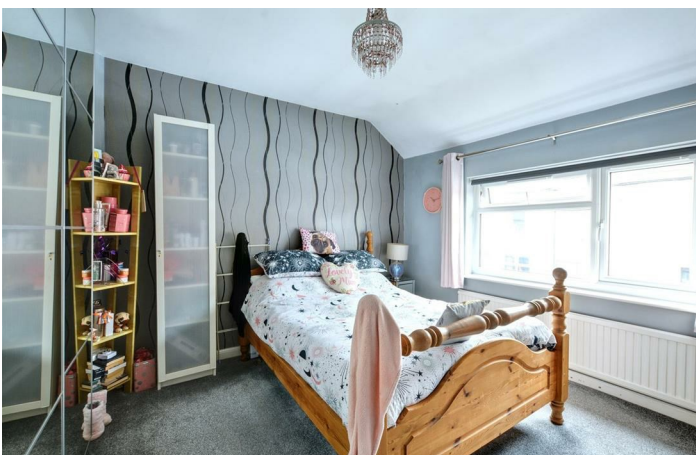


A TWO BEDROOM MID PROPERTY, IDEAL FOR THE FIRST TIME BUYER.

Robert Ellis are delighted to bring to the market this lovely property which is ideal for first-time buyers, investors or those looking to downsize. Benefiting from gas central heating and recently installed double glazing, the home offers a well-presented living space that includes a comfortable lounge, fitted kitchen, downstairs WC, and two well-proportioned bedrooms with an upstairs bathroom. Outside, there is a low-maintenance rear garden, providing the perfect space to relax and unwind. Situated close to local amenities, schools and transport links, this attractive home is ready to move straight into and should be viewed to be fully appreciated. The property is ideally positioned for a range of local shops and amenities and link roads.

The property has recently benefitted from new double glazing and a recently installed WC. Internal accommodation briefly comprises of an entrance into the living room, spacious kitchen diner, rear lobby and WC and an inclusive utility room. To the first floor, there are two bedrooms and a bathroom.

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



Lounge

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

Composite front door, double glazed window to the front, ceiling spotlights, radiator and access to:

Dining Kitchen

11'10 x 11'3 approx (3.61m x 3.43m approx)

Double glazed window to the rear, range of wall and base units with work surfaces over, inset sink and drainer, integrated electric oven, four ring gas burner over and extractor above, space for a fridge freezer, plumbing for a washing machine, tiled floor, door to rear lobby and understairs storage space.

Rear Lobby

Providing access to the rear garden and to:

Utility/w.c.

Low flush w.c., double glazed window to the rear, space for a tumble dryer.

First Floor Landing

Loft access hatch and doors to:

Bedroom 1

11'10 x 10'9 approx (3.61m x 3.28m approx)

Double glazed window to the front and a radiator.

Bedroom 2

11'8 x 6'2 approx (3.56m x 1.88m approx)

Double glazed window to the rear and a radiator.

Bathroom

Three piece suite comprising of a panelled bath with wall mounted shower over, low flush w.c., wash hand basin, part tiled walls, two double glazed windows to the rear, heated towel rail, airing/storage cupboard and cupboard housing the boiler.

Outside

Low maintenance rear garden with astroturf lawn, patio and fencing to the boundaries. Rear access.

Directions

Proceed out of Long Eaton along Derby Road and after going over the canal bridge Bennett Street can be found as

a turning on the right hand side.

8963CO

Council Tax

Erewash Borough Council 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 80mbps

Ultrafast 1800mbps

Phone Signal – EE, 02, 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

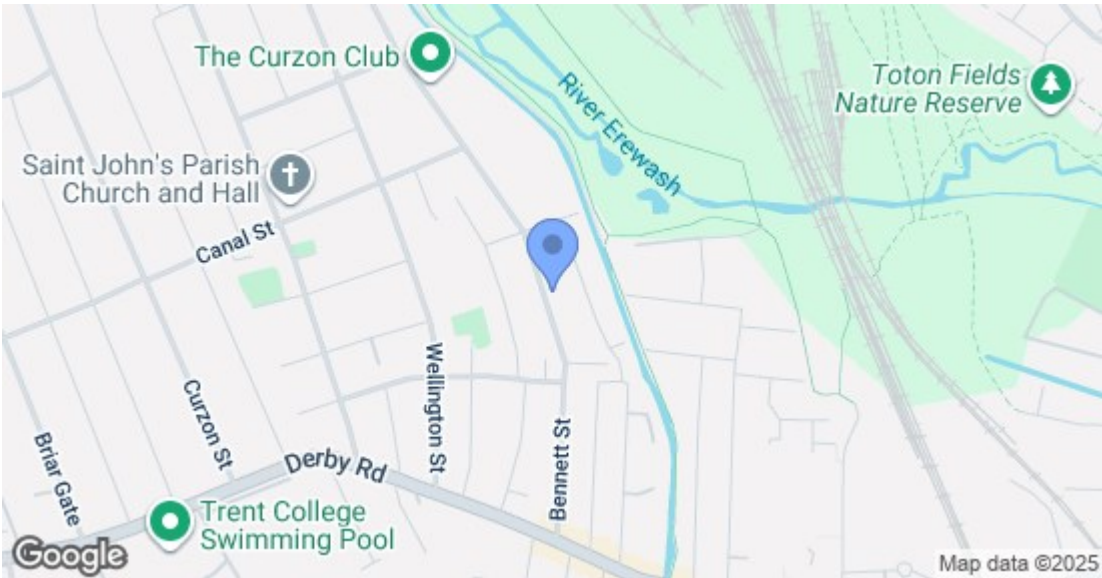


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ESTATE AGENTS



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for guidance purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.
Made with floorplan 3.0.0.5



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		66
(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 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		

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