



Gibb Street,
Long Eaton, Nottingham
NG10 1EP

£120,000 Freehold



SITUATED IN THE HEART OF LONG EATON THIS ONE BEDROOM MID TERRACE PROPERTY PROVIDES A HOME WHICH WILL SUIT A WHOLE RANGE OF BUYERS LOOKING TO PURCHASE A PROPERTY IN THE AREA.

Robert Ellis are delighted to bring to the market a lovely one bedroom mid terrace property which has been well maintained by the current owner and would make an ideal buy to let or first time buy opportunity. You could move straight into this property and also benefits from parking to the front and a private enclosed rear garden. Being situated within walking distance of Long Eaton town center, an early internal viewing is recommended to fully appreciate the accommodation on offer.

The property benefits from modern conveniences such as gas central heating and double glazing throughout. In brief the accommodation comprises of an entrance hallway with storage cupboard and access to the shower room, door to living room/kitchen area. There are sliding doors onto the conservatory which leads onto the rear garden and there are stairs off to the mezzanine bedroom. To the front of the property there is off the road parking and a privately enclosed rear courtyard.

The property is found in the heart of Long Eaton with easy access to the shops found along the high street as well as Asda and Tesco superstores, healthcare and sports facilities and the excellent transport links include 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

With UPVC double glazed front entrance door, tiled floor and door to storage cupboard housing the gas central heating boiler. Door to:

Shower Room

Shower cubicle with electric shower, splashbacks, wash hand basin with vanity cupboard under, low flush w.c., chrome heated towel rail, tiled floor, wall heater and UPVC double glazed window to the front.

Open Plan Living Kitchen

17'2 x 10'10 approx (5.23m x 3.30m approx)

Kitchen

Wall, base and drawer units with roll edged work surface over, stainless steel sink and drainer with mixer tap, integrated oven, gas hob and extractor hood over, plumbing for automatic washing machine, appliance space, tiled floor, tiled walls and splashbacks.

Living Area

Radiator, laminate flooring, gas fire with Adam style surround and brick exposed chimney breast, TV point, stairs to the first floor and UPVC double glazed sliding doors to:

Conservatory

9'5 x 6'4 approx (2.87m x 1.93m approx)

UPVC double glazed windows and door to the rear, laminate floor, power points.

Bedroom

10'10 x 8'11 approx (3.30m x 2.72m approx)

UPVC double glazed window to the front, radiator, TV point.

Outside

To the front of the property there is a driveway and outside storage cupboard. To the rear there is a low maintenance rear courtyard with a patio area to the immediate rear leading onto the artificial lawn, all privately enclosed with fenced boundaries.

Directions

Proceed out of Long Eaton along Tamworth Road and at

the traffic lights turn left into Salisbury Street following the road round the bend. Continue into Gibb Street, turn right into the cul-de-sac and the property can be found as identified by our for sale board.

9026MH

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 17mbps Superfast 80mbps

Ultrafast 1800mbps

Phone Signal – 02, EE, 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

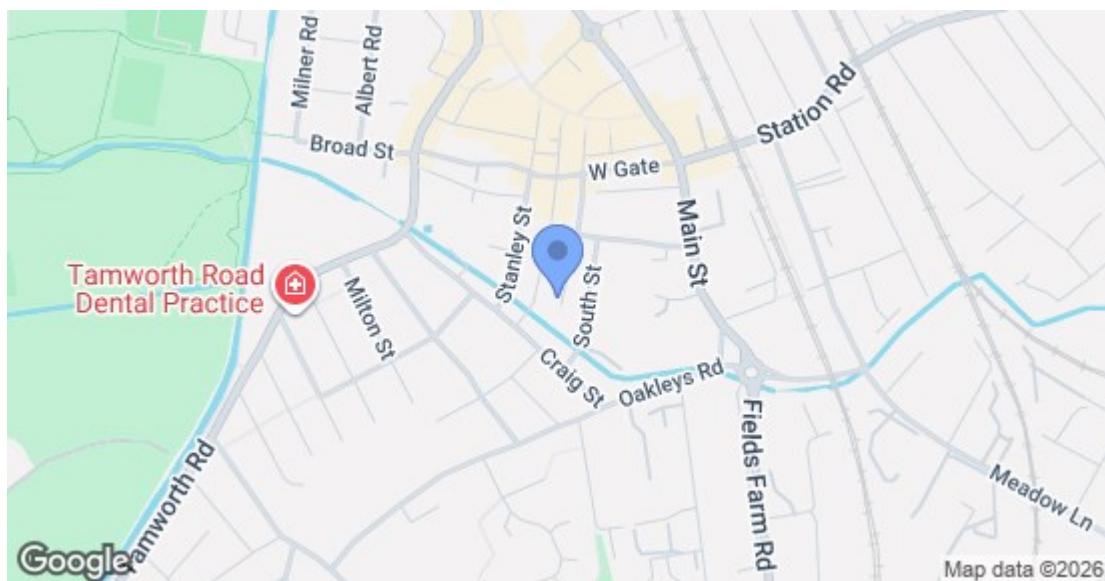
Other Material Issues – No





84 GIBB STREET, LONG EATON

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	87
(81-91)	B	
(69-80)	C	
(55-68)	D	67
(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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