



- No Upward Chain
- Perfect for First Time Buyers or Investors
- Deceptive 2 bedroom terraced house
- 2 Reception Rooms
- 2 Bathrooms
- Double glazed throughout
- Gas central heating and combi boiler
- Close to Public Transport Links
- Council Tax Band A
- EPC Rating D

NO ONWARD CHAIN , ideal for first time buyers or investors.

SAB Properties are pleased to offer, for sale, this two bedroom terraced property, with 2 reception rooms, kitchen and bathroom to the ground floor, and 2 double bedrooms, one with en-suite bathroom to the first floor.

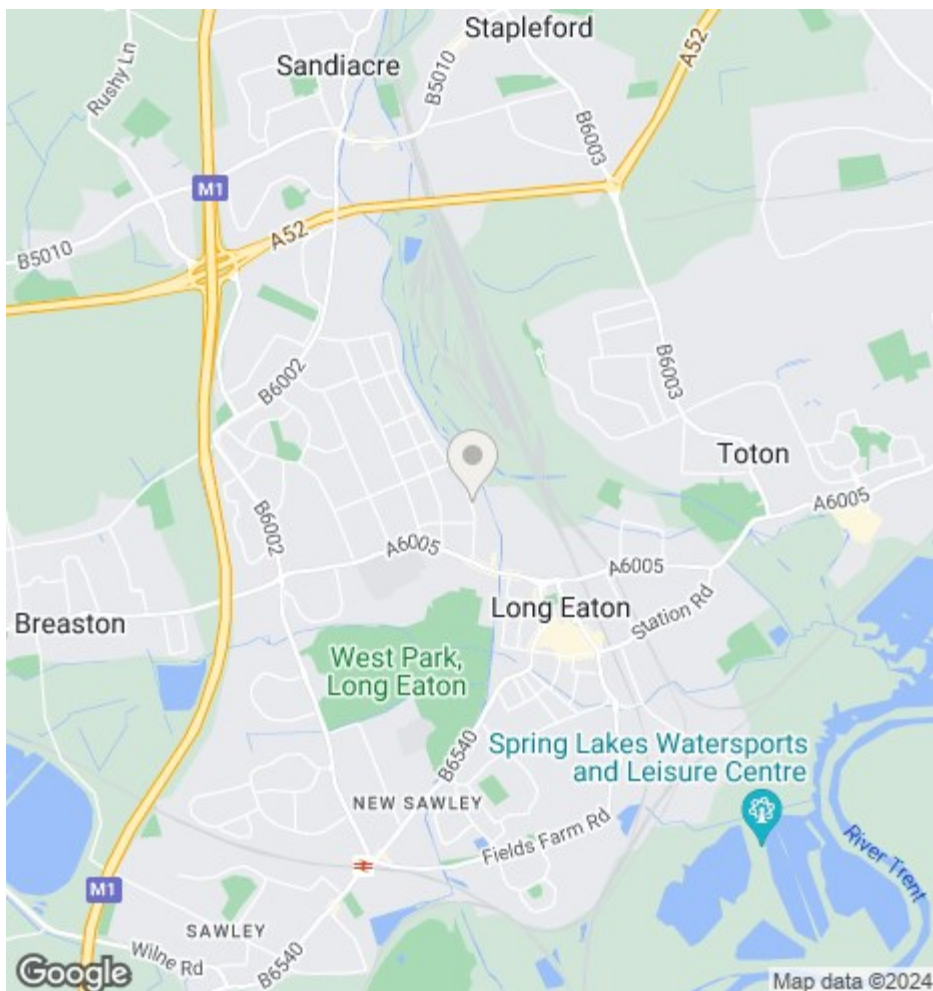
The property benefits from gas central heating and combi boiler, double glazing. Rear garden, ample on street car parking.


Situated within walking distance of Long Eaton town centre and close to public transport links to Derby and Nottingham.


We expect demand to be exceptionally high, please call now to arrange a viewing and avoid disappointment.

Bennett Street, Long Eaton, Nottingham

Offers in the region of £115,000



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	65	
(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	

**Description**

NO ONWARD CHAIN , ideal for first time buyers or investors.

We are pleased to offer, for sale, this two bedroom end terraced property.

Considered suitable for either an investor or to those looking to put their own mark on this most deceptive property. Generous accommodation to the ground floor with 2 reception rooms bathroom and kitchen, whilst to the first floor are two double bedrooms, one with an en-suite bathroom. The property benefits from gas central heating and combi boiler and double glazing.

Rear garden, ample on street car parking
Situated within walking distance of Long Eaton town centre and close to public transport links to Derby and Nottingham.

We expect demand to be exceptionally high, please call now to arrange a viewing and avoid disappointment.

**Front Reception**

12'2" x 11'2" (3.71m x 3.42m)

Neutral décor and flooring. Original fireplace and hearth with cast iron fire grate. Double-glazed window, to the front elevation. Wall mounted central heating radiator, TV, power points and doorway in to rear reception room

Rear Reception

12'2" x 11'2" (3.73m x 3.42m)

Neutral décor and flooring. Double-glazed window to the rear elevation. Original fireplace, storage built in to alcove and understairs storage area. Wall mounted radiator, door in to kitchen and stairway leading to first floor

Kitchen

8'8" x 6'4" (2.66m x 1.94m)

A selection of wall and base units, rolltop worktops, stainless sink with mixer tap. Integrated electric oven, gas hob and stainless overhead extractor hood, plumbing for washing machine. Double glazed windows to side elevation. Complimentary ceramic tiling to walls and vinyl flooring.

**Bathroom**

4'2" x 6'4" (1.29m x 1.94m)

White suite, includes bath with stainless taps and gravity feed shower over, pedestal wash basin, low level WC. Wall mounted radiator. Complimentary ceramic tiling to walls and vinyl flooring. double glazed window to rear elevation.

Bedroom 1

12'2" x 10'5" (3.71m x 3.18m)

Located to the front, with neutral décor and flooring. Radiator to wall and double glazed window. Will easily accommodate a double bed and a selection of bedroom furniture.

**En-Suite**

9'8" x 4'5" (2.97m x 1.37m)

White suite, includes bath with stainless taps and gravity feed shower with glass shower screen, pedestal wash basin, low level WC. Wall mounted radiator, and handy mirror to wall. Complimentary ceramic tiling to walls and floor. Double glazed window to front elevation.

Bedroom 2

12'2" x 7'10" (3.73m x 2.39m)

Located to the rear, with neutral décor and flooring. Radiator to wall and double glazed windows. Handy built in storage. Will easily accommodate a double bed and a selection of bedroom furniture.

Outside Front & Rear

To the front of the property there is on street parking with a gated entrance to the side elevation, leading to the

To the rear of the property is an enclosed rear garden with fence panels all around, slabbed pathway and pea-gravelled.

Tenure

Tenure-Freehold with vacant possession upon completion.

Viewings

Viewings are strictly by appointment via SAB Properties, please call today and arrange a viewing to avoid disappointment.

Directions

Proceed out of Long Eaton, along Derby Road, pass over the canal bridge, turn 3rd right on to Bennett Street, and No. 118 is located on the right hand side just after the Shakespear Street junction.