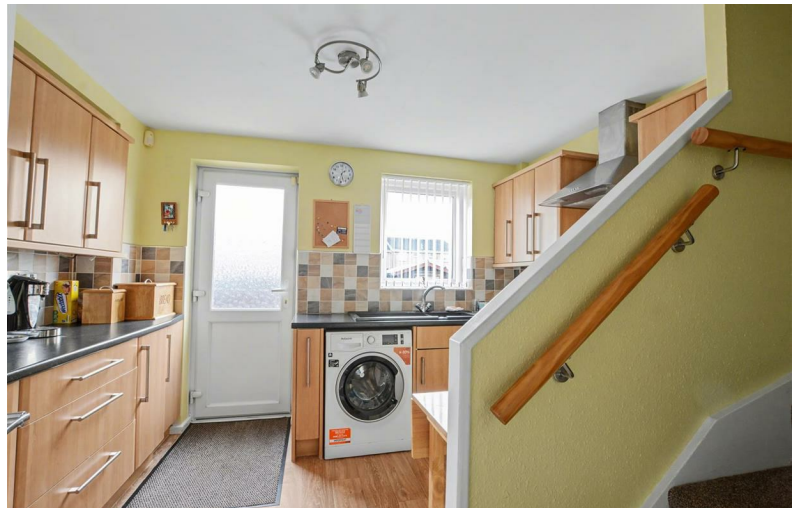




Brendon Way,
Long Eaton, Nottingham
NG10 4JS

£189,950 Freehold



THIS IS A TASTEFULLY FINISHED TWO BEDROOM MID PROPERTY WHICH IS SITUATED IN AN ESTABLISHED RESIDENTIAL AREA ON THE OUTSKIRTS OF LONG EATON, CLOSE TO MANY LOCAL AMENITIES AND EXCELLENT TRANSPORT LINKS.

Being situated on Brendon Way, this two bedroom mid property is a lovely home which provides ideal accommodation for a whole range of buyers, from people buying their first property through to someone who might be downsizing and is looking for a property which is easily maintained and conveniently located. For the size and layout of the accommodation and privacy of the southerly rear garden to be appreciated, we recommend that interested parties take a full inspection so they can see all that is included in the property for themselves.

The property is constructed of brick to the external elevations under a pitched tiled roof and the well proportioned and tastefully finished accommodation derives all the benefits from having gas central heating, which was only installed a couple of years ago, and double glazing with fitted vertical blinds to all the main windows. The accommodation includes a reception hall leading into the lounge/sitting room, the breakfast kitchen is fitted with extensive ranges of wall and base units and has several integrated appliances and to the first floor the landing leads to the two bedrooms, with the main bedroom having ranges of fitted wardrobes and other bedroom furniture and the shower room has recently been re-fitted with boarding to the walls and has a large walk-in shower. Outside there is a garage and car standing area at the rear of the property, there is a path with lawns to either side at the front and the rear garden has a patio with a path leading to a gate at the bottom, there is a lawn, a shed and the garden is kept private by having fencing to the boundaries.

The property is within easy reach of Long Eaton town centre where there are Asda, Tesco, Lidl and Aldi stores as well as many other retail outlets, there is a Co-op convenience store within a few minutes walk of the house, healthcare and sports facilities including the West Park Leisure Centre and adjoining playing fields, schools for all ages and the transport links include J25 of the M1, East Midlands Airport, stations at Long Eaton and East Midlands Parkway and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.



Front Door

UPVC panelled front door leading to:

Reception Hall

Double glazed eye level window, radiator, laminate flooring and the gas and electric meters are housed in a double fitted cupboard.

Lounge/Sitting Room

16'1" x 11'4" approx (4.90m x 3.45m approx)

Double glazed window with fitted vertical blinds to the front, feature coal effect gas fire set in an Adam style surround with an inset and hearth, radiator, doors with inset glazed panels leading to the hall and kitchen and there is an understairs storage cupboard.

Breakfast Kitchen

11'3" x 9'9" approx (3.43m x 2.97m approx)

The kitchen is fitted with wood grain effect work surfaces having brushed stainless steel fittings and includes a 1½ bowl sink with a mixer tap and a four ring hob set in a work surface which extends to two walls and has space for an automatic washing machine, pull out spice rack unit, cupboards, drawers and a Hotpoint oven below, further work surface with cupboards and drawers below, integrated upright fridge and freezer, matching eye level wall cupboards and a hood over the cooking area, tiling to the walls by the work surface areas, half double glazed door leading out to the rear garden, double glazed window with fitted vertical blinds to the rear and stairs lead from the breakfast kitchen to the first floor.

First Floor Landing

There are doors leading to the two bedrooms and shower room and a Vaillant boiler is housed in a built-in airing/storage cupboard, the balustrade continues from the stairs onto the landing and there is a hatch to the loft.

Bedroom 1

12'9" x 11'3" approx (3.89m x 3.43m approx)

Double glazed window with fitted vertical blinds to the front and a double glazed eye level window, radiator, range of fitted wardrobes, two drawer units, a dressing table with drawers under and a three drawer bedside unit.

Bedroom 2

6'9" x 6'4" approx (2.06m x 1.93m approx)

Double glazed window with fitted vertical blind to the rear and a radiator.

Shower Room

The shower room has recently been re-fitted and includes a large walk-in shower with a Triton electric shower, aqua boarding to three sides and protective glazed screen, hand basin with a mixer tap and a double cupboard below and a low flush w.c., panelling to the walls, chrome ladder towel radiator, opaque double glazed window, mirror and shelf to the wall by the sink and recessed lighting in the panelled ceiling.



Outside

At the front of the property there is a slabbed path with lawns to either side leading to the front door.

At the rear of the property there is a slabbed patio with a path leading to a gate at the bottom of the garden which provides access to the parking area and garage, a lawn and fencing to both side boundaries, there is a shed and outside water supply provided.

Garage

16' x 8' approx (4.88m x 2.44m approx)

Brick garage with an up and over door to the front and there is a parking space next to the garage.

Directions

Proceed out of Long Eaton along Derby Road and at the traffic island turn right onto Petersham Road. Turn second left into Quantock Road and first right into Brendon Way where the property can be identified by our for sale board.

9055MP

Agents Notes

There are AI photos on this property.

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 4mbps Superfast 31mbps Ultrafast 1800mbps

Phone Signal – EE, Vodafone, 02, Three

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

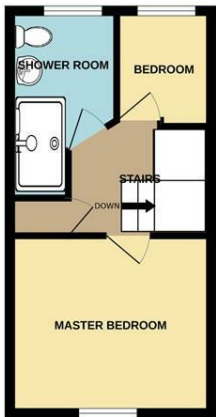
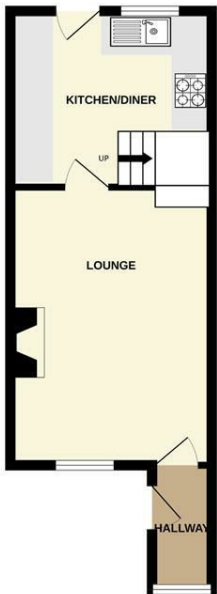
Other Material Issues – No





GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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 for 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		
(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 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

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.