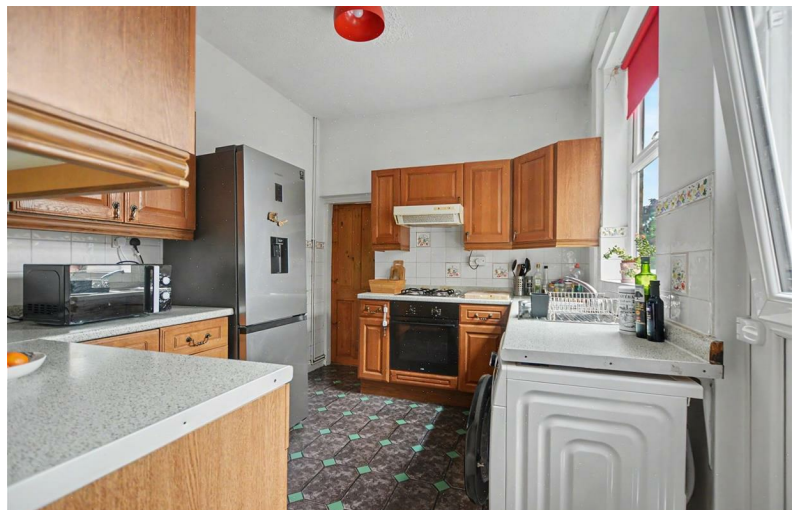


Robert Ellis

look no further...



Marlborough Road,
Long Eaton, Nottingham
NG10 2BS

£250,000 Freehold

0115 946 1818



/robertellisestateagent



@robertellisea

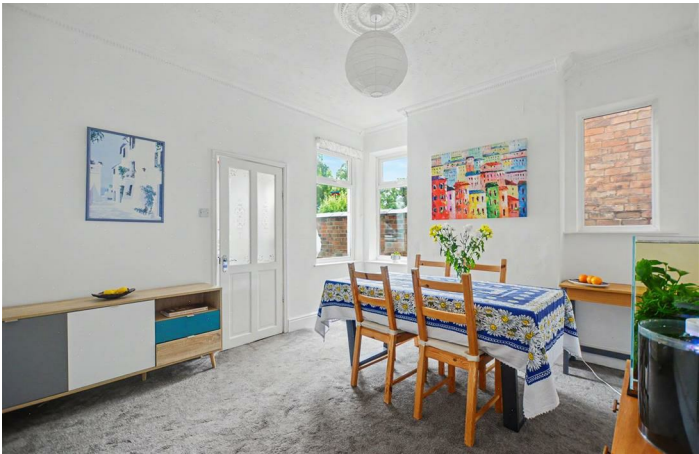


A BAY FRONTED CHARACTER THREE BEDROOM SEMI DETACHED HOUSE THAT IS CONVENIENTLY LOCATED CLOSE TO AMENITIES.

Robert Ellis are delighted to market this lovely home that will appeal to a variety of buyers including first time buyers, up sizers and down sizers. The entrance hallway is on the side elevation and opens into the hallway which provides access to the two reception rooms and stairs rising to the first floor. The property enjoys high ceilings throughout and retains many period features which will attract buyers seeking character. The living room has a walk in bay window to the front, feature coving and a working fireplace. The dining room has two windows which makes it light and airy. The kitchen and ground floor bathroom are both functional and would benefit from being updated.

The first floor landing leads to the shower room, three bedrooms, two are doubles and the third is a single size or useful home office. The garden to the rear is fully enclosed, offers excellent privacy and has a patio seating area and a good sized laid to lawn area.

Found on a street of mature quality housing to the east of the town, this individual three bedroom detached home is distinguished by a substantial mature private garden. Located in the popular residential town of Long Eaton, just off Nottingham Road, close to a wide range of local schools, shops and parks, Long Eaton town centre is within walking distance where supermarkets and healthcare facilities can be found, there are fantastic transport links including nearby bus stops and easy access to major road links such as the M1, A50 and A52.



Entrance Hall

Composite door to the side with an obscure double glazed light panel within and obscure glazed light panel above, radiator, stairs to the first floor, understairs storage cupboard having a light and housing the electric consumer unit. Doors to the living room and dining room.

Living Room

12'0" x 11'10" plus bay approx (3.68m x 3.63m plus bay approx) UPVC double glazed bay window to the front, coving, picture rail, radiator, working fireplace with an Adam style surround having a tiled insert and hearth.

Dining Room

11'8" x 12'11" approx (3.58m x 3.96m approx) UPVC double glazed light panel to the side, UPVC double glazed windows to the side and rear, coving, radiator, door to:

Kitchen

8'11" x 10'8" approx (2.72m x 3.26m approx) UPVC double glazed window to the side, stable style UPVC panel and double glazed door, Shaker style wall, drawer and base units with laminate work surface over and matching upstand, tiled splashback, 1½ bowl stainless steel sink and drainer with chrome mixer tap, integrated single electric oven, four ring stainless steel gas burner over and extractor above, space for a tall fridge freezer, plumbing and space for a washing machine, tiled floor, door to:

Bathroom

7'3" x 8'10" approx (2.21m x 2.7m approx) Obscure UPVC double glazed window to the side, three piece suite comprising of a panelled bath, low flush w.c., pedestal wash hand basin, tiled splashback, radiator, tiled floor, coving.

First Floor Landing

Coving, radiator, access hatch to the spacious loft which could be converted to additional bedroom space, subject to the necessary permissions, and doors to:

Bedroom 1

12'1" x 11'11" approx (3.69m x 3.65m approx) UPVC double glazed window to the front, coving, radiator, stripped wooden floorboards, feature fireplace with tiled insert and hearth.

Bedroom 2

11'8" x 10'1" approx (3.58m x 3.09m approx) UPVC double glazed window to the rear, coving, radiator, exposed wooden floorboards, feature cast iron fireplace with tiled hearth.

Bedroom 3

9'0" x 9'10" approx (2.76m x 3.02m approx) UPVC double glazed window to the rear, coving, radiator, cupboard with shelving and housing the boiler.

Shower Room

4'5" x 6'3" approx (1.37m x 1.93m approx) Obscure UPVC double glazed window to the side, ceiling spotlights, electric Triton shower, low flush w.c., wall mounted wash hand basin with chrome mixer tap, tiled floor, chrome heated towel rail.

Outside

To the front of the property there is a pathway to the entrance door, stone chippings, brick wall to the boundary and a metal access gate.

There is a paved patio seating area to the rear, lawned garden, stone chippings, timber storage shed, wooden fence to one boundary and brick wall to the other side, gated access to the front.

Directions

Proceed out of Long Eaton along Nottingham Road and after the bridge Marlborough Road can be found as a turning on the left hand side with the property identified by our for sale board. 9345MH

Agents Notes

The EPC was carried out prior to any improvement work.

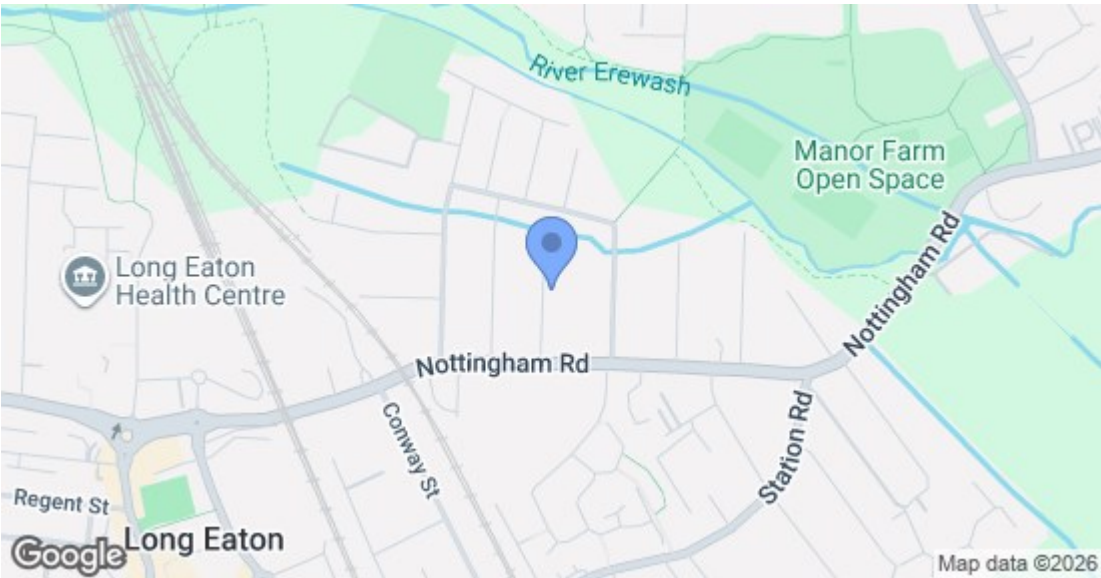
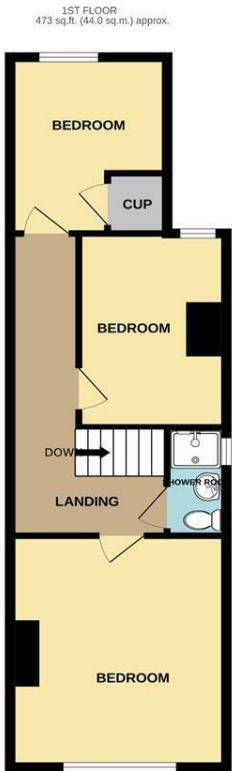
Council Tax

Erewash Borough Council Band B

Additional Information

Electricity – Mains supply
Water – Mains supply
Heating – Gas central heating
Septic Tank – No
Broadband – BT, SKy, Virgin
Broadband Speed - Standard 16mbps Superfast 74mbps 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





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		
		70
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.