



Shakespeare Street,  
Long Eaton, Nottingham  
NG10 4NB

**Guide Price £140-150,000**  
**Freehold**



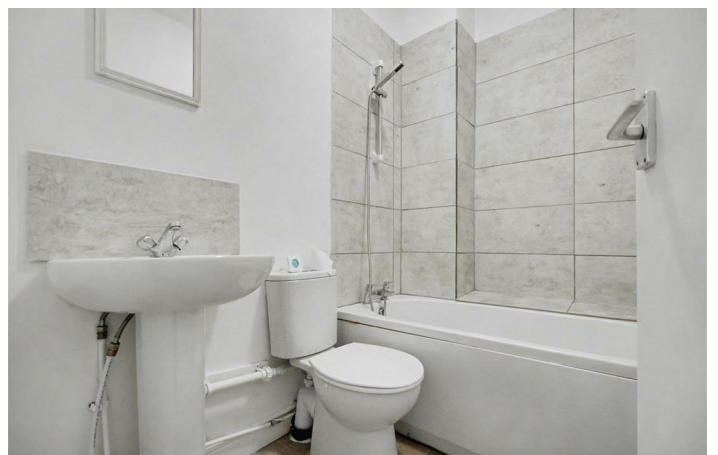
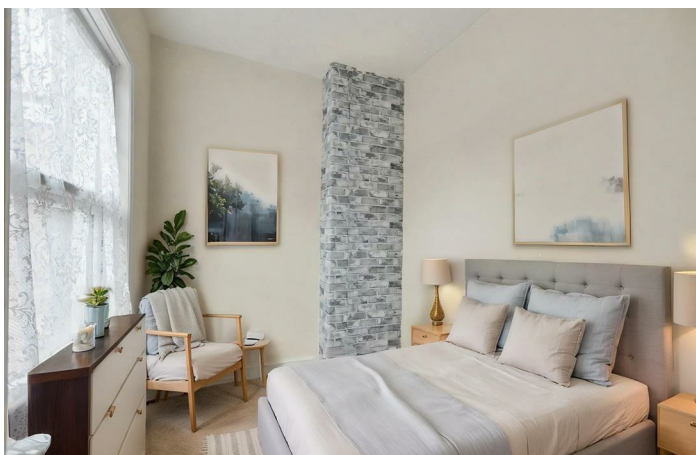


## TWO DOUBLE BEDROOM TRADITIONAL MID TERRACE IN THE HEART OF LONG EATON – NO UPWARD CHAIN

Being situated in the heart of Long Eaton, this traditional two double bedroom mid terrace property is offered for sale with no upward chain and represents an ideal opportunity for first time buyers or investors alike. The property provides well proportioned accommodation throughout and is ready for immediate occupation, having had the carpets recently cleaned, offering a perfect blank canvas for a buyer to put their own stamp on. Internally, the accommodation includes a lounge leading through to an open plan kitchen diner, providing a great space for both everyday living and entertaining. To the first floor, there are two good size double bedrooms and a bathroom. Outside, there is a low maintenance rear garden, ideal for those seeking an easy to manage outdoor space. Conveniently located within walking distance of Long Eaton town centre, the property is close to a wide range of shops, amenities and transport links. An excellent opportunity to purchase a well located home with great potential.

The property comprises of a front lounge which provides the main reception space and leads through via an opening into the open plan kitchen diner, fitted with a range of wall, drawer and base units. The property has previously been rented and has been updated over the years, offering well maintained accommodation throughout. To the first floor, the landing leads to two double bedrooms and the bathroom. Outside, there is a low maintenance courtyard style garden to the rear, ideal for easy upkeep.

As previously mentioned the property is within easy reach of the Asda and Tesco superstores along with numerous other retail outlets found in Long Eaton town centre, there are schools for all ages, healthcare and sports facilities including West Park Leisure Centre and the adjoining playing fields and the excellent transport links include J25 of the M1, Long Eaton and East Midlands Parkway stations, East Midlands Airport and the A52 to Nottingham and Derby.



### Lounge

10'5 x 14'1 approx (3.18m x 4.29m approx)

Entering through the wooden panelled front door, there is a UPVC double glazed window to the front, carpeted flooring, ceiling light, double radiator, Tv and internet point, in-built cupboard housing meters. There is an opening into the kitchen diner, with the staircase.

### Kitchen Diner

10'5 x 19'5 approx (3.18m x 5.92m approx)

The kitchen diner has a wooden door into the back garden, a UPVC double glazed window, laminate flooring, ceiling light, radiator. The staircase leads up to the first floor.

The kitchen consists of wooden wall, drawer and base units to two walls with laminate rolled edge worktop, white splash-back tiling, inset sink and drainer, wall mounted boiler, oven, space for standing fridge freezer and washing machine.

### Landing

5'6 x 2'3 approx (1.68m x 0.69m approx)

With carpeted flooring, ceiling light and doors off to two bedrooms and the bathroom.

### Bedroom One

10'5 x 11'4 approx (3.18m x 3.45m approx)

With a UPVC double glazed window to the front elevation, carpeted flooring, ceiling light, radiator.

### Bedroom Two

10'5 x 9'1 approx (3.18m x 2.77m approx)

With a UPVC double glazed window to the rear elevation, carpeted flooring, ceiling light, radiator.

### Bathroom

7'9 x 7'10 approx (2.36m x 2.39m approx)

With vinyl flooring, radiator, ceiling light. There is a panelled bath with tiling to the ceiling, and shower above, pedestal sink and low flush w.c.

### Outside

To the rear, there is a courtyard low maintenance enclosed garden with access to the front via the side.

### Directions

Proceed out of Long Eaton along Derby Road and after the canal bridge turn right into Bridge Street and left into Shakespeare Street where the property can be found on the left as identified by our 'for sale' board.

9243JG

### Agents Notes

There are AI photos on this listing.

### Council Tax

Erewash Council Tax Band A

### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 15mbps Superfast 80mbps

Ultrafast 1800mbps

Phone Signal – 02, Three, EE, Vodafone

Sewage – Mains supply

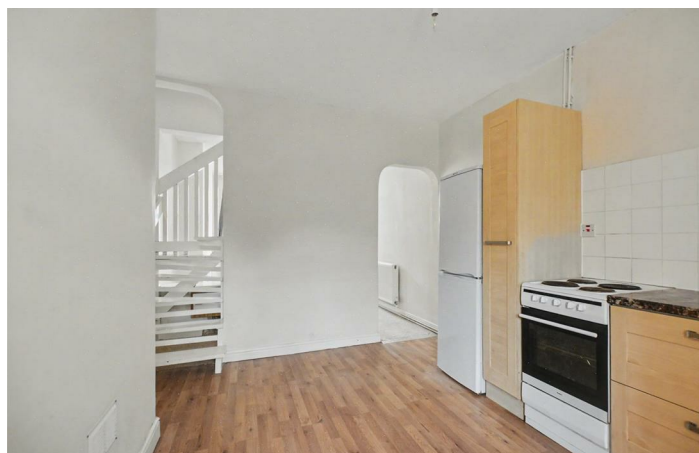
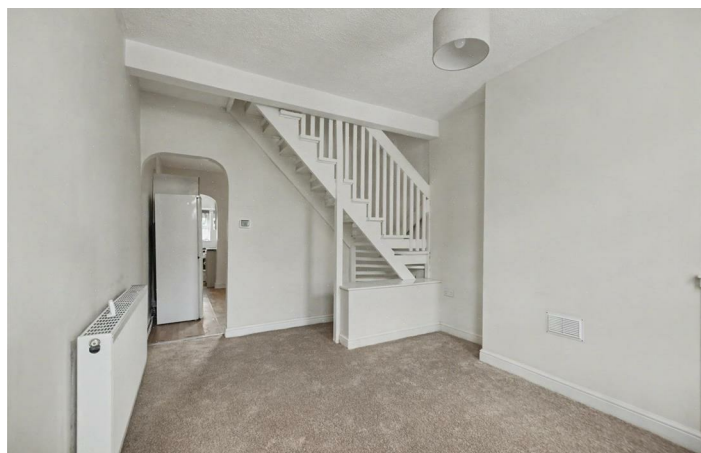
Flood Risk – No flooding in the past 5 years

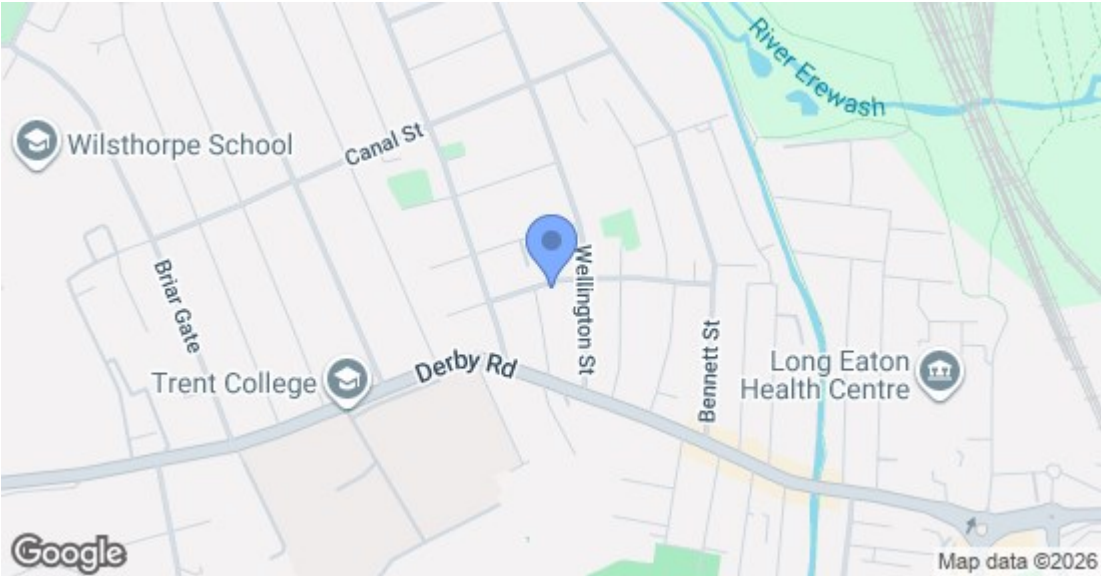
Flood Defenses – No

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                                                     |         | 89        |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       |         |           |
| (55-68) D                                                       |         |           |
| (39-54) E                                                       | 53      |           |
| (21-38) F                                                       |         |           |
| (1-20) G                                                        |         |           |
| Not energy efficient - higher running costs                     |         |           |
| England & Wales EU Directive 2002/91/EC                         |         |           |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.