

# Robert Ellis

*look no further...*



Gladstone Street,  
Long Eaton, Nottingham  
NG10 1DG

**£49,500 Freehold**

0115 946 1818



/robertellisestateagent



@robertellisea

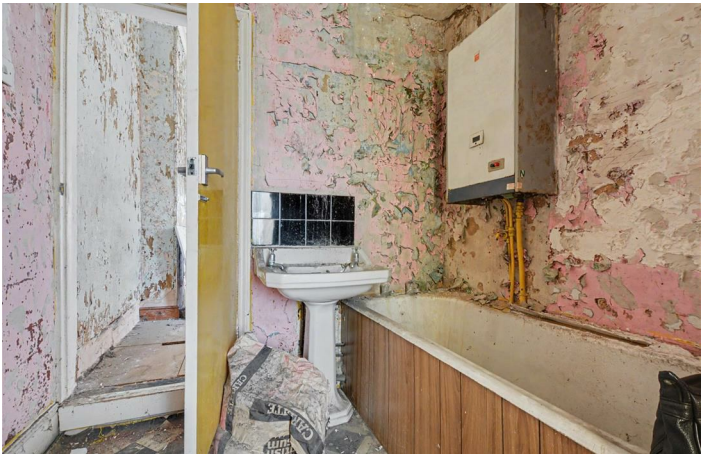




GREAT OPPORTUNITY TO PURCHASE A TWO BEDROOM SEMI DETACHED HOUSE REQUIRING A COMPLETE RENOVATION.

This property will appeal to buyers looking for the next project. There is an entrance hallway with door leading to the dining room and stairs rising to the first floor. The dining room leads to the living room and provides access to the kitchen. There are two double bedrooms and a bathroom to the first floor. The garden to the rear is fully enclosed.

The property is well placed for easy access to the Asda, Tesco, Lidl and Aldi stores and many other retail outlets found in the town centre, schools for all ages which are all within walking distance of the property, healthcare and sports facilities and excellent transport links which include J25 of the M1, Long Eaton Station, East Midlands Airport and the A52 and other main roads which provide good access to Nottingham and Derby.





### Entrance Hallway

Front entrance door with an obscure light panel with. Door with access to the stairs leading to the first floor and door to:

### Dining Room

8'6" x 11'7" approx (2.61m x 3.55m approx)

Original timber framed single glazed sash window to the front, coving, fireplace.

### Inner Lobby

With feature black and white tiles, understairs storage and door to:

### Living Room

12'1" x 11'4" approx (3.7m x 3.47m approx)

Timber framed single glazed window to the rear, gas fire, storage cupboard in the recesses with shelves, door to:

### Kitchen

7'0" x 8'9" approx (2.14m x 2.68m approx)

Timber framed single glazed window to the rear, UPVC panel and double glazed door to the rear, space for a free standing gas cooker, cupboard and drawers with inset sink and drainer, central heating boiler, bath and space for a fridge freezer.

### First Floor Landing

With doors to:

### Bedroom 1

11'9" x 12'2" approx (3.59m x 3.71m approx)

Timber framed single glazed window to the front.

### Bedroom 2

12'2" x 11'8" approx (3.73m x 3.58m approx)

Timber framed single glazed window to the rear, overstairs storage cupboard and access to:

### Bathroom

7'0" x 8'10" approx (2.15m x 2.71m approx)

Two piece suite comprising of a pedestal wash hand basin, bath with tiled splashback, low flush w.c., central heating boiler, obscure timber framed single glazed window to the rear.

### Outside

The courtyard garden to the rear is overgrown and in need of attention.

### Directions

Proceed out of Long Eaton along Tamworth Road and turn left onto Gladstone Street where the property can be found on the left as identified by our for sale board.

9449MH

### 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 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

### Auction Details

The sale of this property will take place on the stated date by way of Live streamed auction and is being sold under the Unconditional sale type.

Binding contracts will be exchanged at the point of sale.

All sales are subject to our Common Auction Conditions and Bidder Terms. Properties located in Scotland and Northern Ireland will be subject to applicable local laws.

### Auction Deposit and Fees

The following deposits and non- refundable auctioneers fees apply:

- 5% deposit (subject to a minimum of £5,000)
- Buyer's Fee of 4.8% of the purchase price (subject to a minimum of £6,000 inc. VAT)

There may be additional fees listed in the Special Conditions of Sale, which will be available to view within the Legal Pack. You must read the Legal Pack carefully before bidding.

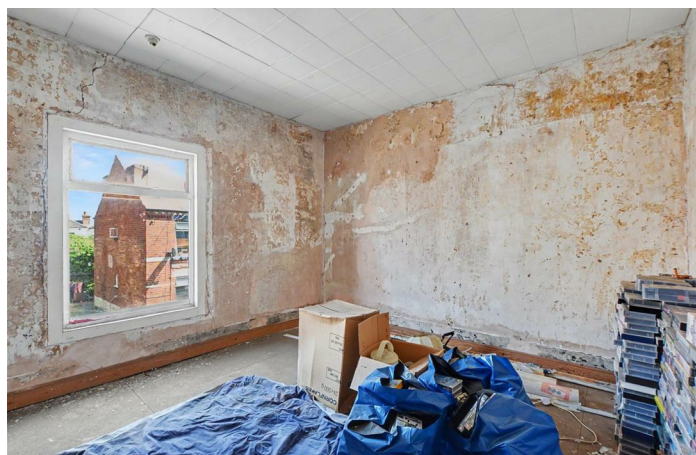
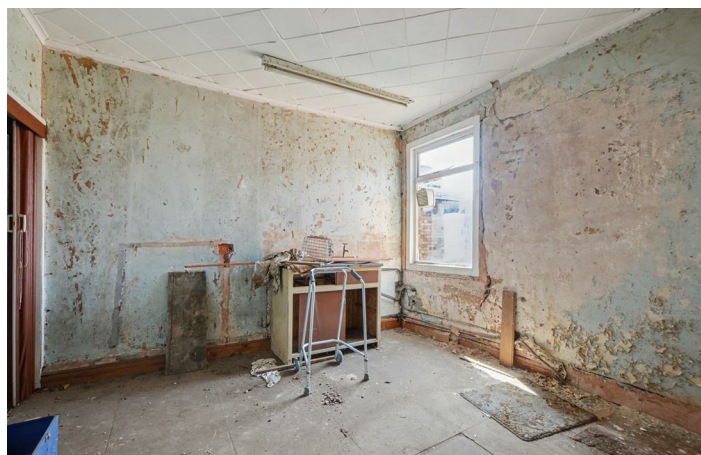
### Additional Information

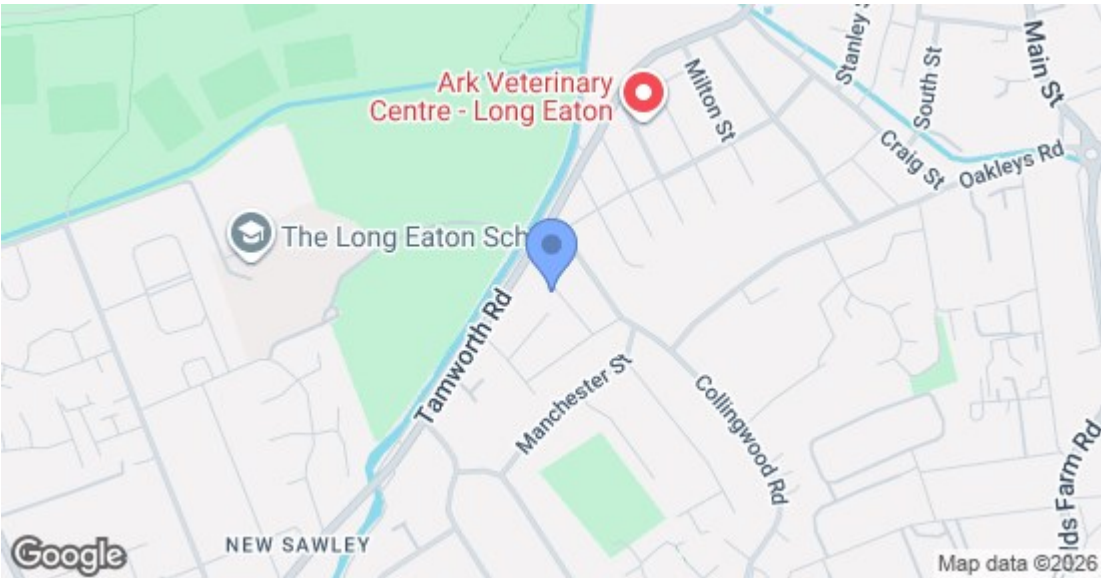
For full details about our auction processes, please refer to the Bidder Terms which can be viewed on our home page.

This explains the types of auction and sale methods we offer, the bidding registration process, your payment obligations, and how to view the Legal Pack (and any applicable home report for residential Scottish properties).

### Guide Price & Reserve Price

Each property sold is subject to a Reserve Price. The Reserve Price will be within + or - 10% of the Guide Price. The Guide Price is issued solely as a guide so that a buyer can consider whether or not to pursue their interest. A full definition can be found within the Buyers Terms.





| Energy Efficiency Rating                                        |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very energy efficient - lower running costs                     |         |           |
| (92 plus) A                                                     |         | 79        |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       |         |           |
| (55-68) D                                                       |         |           |
| (39-54) E                                                       | 42      |           |
| (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.