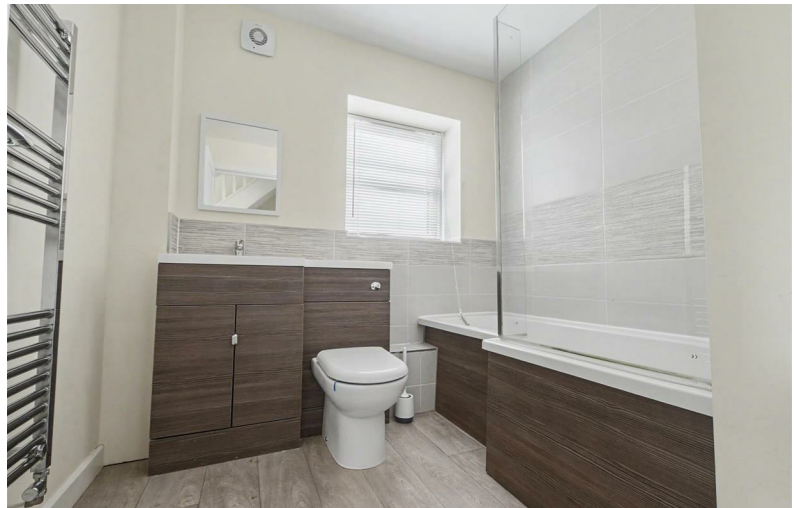




William Street,
Long Eaton, Nottingham
NG10 4GD

£230,000 Freehold

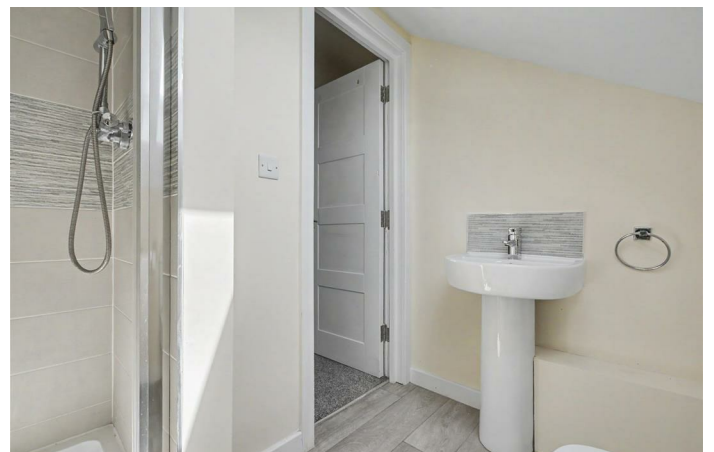


A THREE BEDROOM THREE STOREY HOME SITUATED ON WILLIAM STREET, OFFERING GENEROUS ACCOMMODATION SET OVER THREE LEVELS AND AVAILABLE WITH NO ONWARD CHAIN.

Robert Ellis are pleased to bring to the market this well proportioned home, offering excellent space throughout and a versatile layout arranged over three floors. The property would make an ideal purchase for a growing family or professional couple looking for spacious accommodation close to local amenities.

The accommodation comprises a spacious living room and kitchen diner, with the remaining accommodation arranged over the three floors. There are three well proportioned bedrooms, with the master bedroom benefiting from an en-suite shower room. Externally, the property benefits from off road parking, providing valuable parking provision. Being offered to the market with NO ONWARD CHAIN, an internal viewing is highly recommended to fully appreciate the space and layout this property has to offer.

The property is within easy reach of the centre of Long Eaton where there are Asda, Tesco and Aldi stores as well as many other retail outlets, there are excellent schools for all ages within walking distance of the property, healthcare and sport facilities which includes the West Park Leisure Centre and adjoining playing fields 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.



Entrance Hallway

Composite door to the front, stairs to the first floor and doors to:

Cloaks/w.c.

Having a low flush w.c., pedestal wash hand basin and radiator.

Kitchen Diner

14'9 x 7'8 approx (4.50m x 2.34m approx)

Double glazed window to the front, wall and base units with work surfaces over, inset stainless steel sink and drainer, plumbing for a washing machine, space for a fridge freezer, integrated electric oven, four ring induction hob with extractor over, part tiled walls, linoleum flooring, cupboard housing the boiler and a radiator.

Living Room

14'2 x 13'5 approx (4.32m x 4.09m approx)

Bi-fold doors to the rear, radiator, understairs storage cupboard.

First Floor Landing

With stairs to the second floor, radiator, double glazed window to the front and doors to:

Bedroom 2

13'5 x 11'10 approx (4.09m x 3.61m approx)

Double glazed window to the rear, radiator.

Bedroom 3

9'4 x 7'4 approx (2.84m x 2.24m approx)

Double glazed window to the front, radiator.

Bathroom

7'8 x 7'5 approx (2.34m x 2.26m approx)

Double glazed window to the side, panelled bath, vanity wash hand basin, low flush w.c., chrome heated towel rail, extractor fan and linoleum flooring.

Second Floor

Bedroom 1

13'6 x 11'10 approx (4.11m x 3.61m approx)

Double glazed window to the rear, two radiators, built-in cupboard and door to:

En-Suite

7' x 5'4 approx (2.13m x 1.63m approx)

Low flush w.c., pedestal wash hand basin, chrome heated towel rail, shower enclosure, recessed spotlights, vinyl flooring, Velux window.

Outside

To the front of the property there is a driveway providing off street parking for a couple of vehicles and gated access to the rear.

To the rear there is a large patio, lawned garden, gravelled area and fencing to the boundaries.

Directions

Proceed out of Long Eaton along Derby Road and at the bend turn right into College Street. Take the left turning into Canal Street and right into William Street.

9516CO

Council Tax

Erewash Borough Council Band C

Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 11mbps Superfast 74mbps

Ultrafast 1800mbps

Phone Signal – EE, 02, Three, Vodafone

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

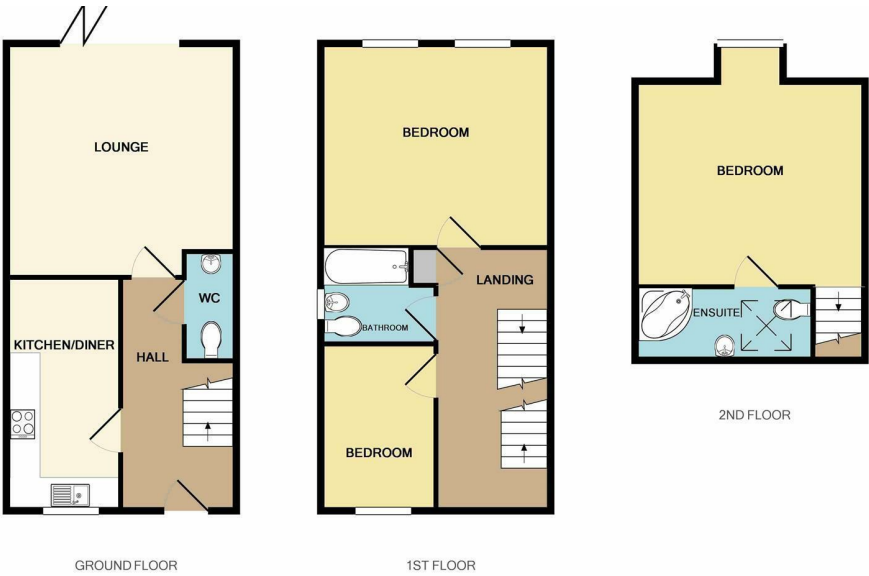
Flood Defenses – No

Non-Standard Construction – No

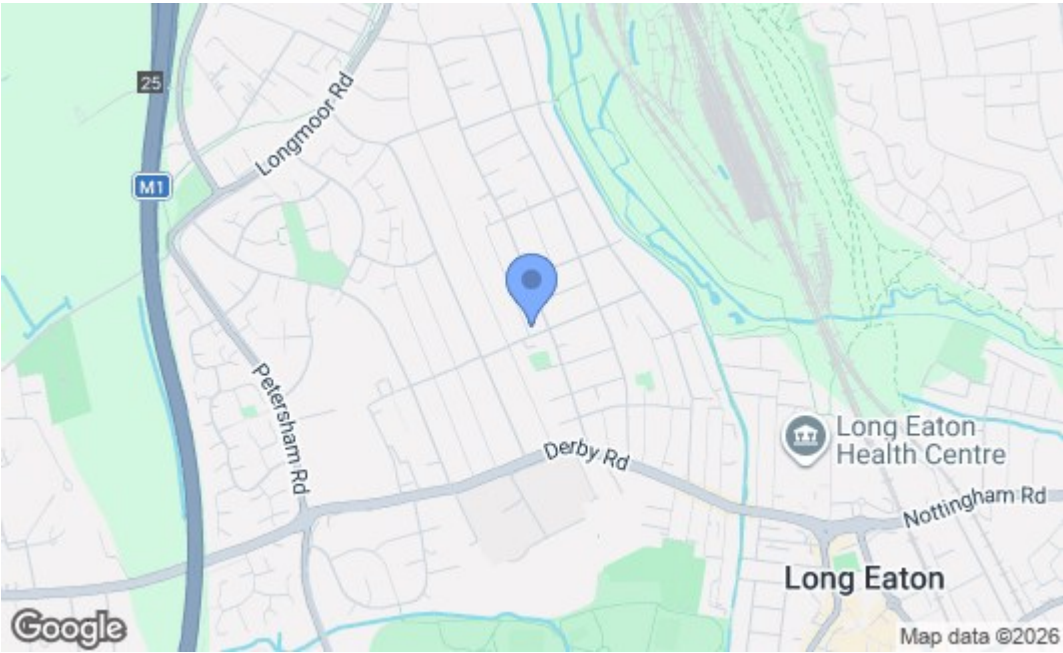
Any Legal Restrictions – No

Other Material Issues – No





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, 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 by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	77	
(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.