

# Robert Ellis

look no further...



Co-Operative Street,  
Long Eaton, Nottingham  
NG10 1FP

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

0115 946 1818



/robertellisestateagent



@robertellisea





A THREE BEDROOM SEMI DETACHED HOUSE, WHICH IS IDEAL FOR THE FIRST TIME BUYER OR INVESTOR.

Robert Ellis are delighted to offer to the market a fantastic opportunity for a first time buyer or investor to purchase this two/three bedroom semi detached home on Co Operative Street. The property offers an ideal opportunity for anyone to make this property their own and put their own mark on. The property offers great living space, with two reception rooms on offer. There are two/three bedrooms to the first floor. With the main rear bedroom offering access to an additional room which would be ideal for anyone wanting a nursery or potential upstairs bathroom or en suite. The property offers no onward chain. The property, is positioned just off Oakleys Road which gives great access to the Town Centre in addition to a range of local shops and amenities.

This property offers a fantastic opportunity for a first time buyer or investor and is offered with no onward chain. Internal accommodation briefly compromises of a living room, dining room, kitchen and shower room to the ground floor. To the first floor, there is a small landing with access to two bedrooms and the rear bedroom provides access to a further bedroom, office or nursery.

The property is positioned with easy access to Asda, Tesco, Aldi and Lidl stores along with numerous other retail outlets found in Long Eaton, there are schools for all ages, healthcare and sports facilities and excellent transport links include J25 of the M1, Long Eaton train station, East Midlands Airport and the A52 to Nottingham and Derby.



### Lounge

11'5" x 11'11" approx (3.48m x 3.63m approx)

Double glazed door and window to the front, gas fire, hearth and mantle, dado rail, coving, radiator and door to:

### Inner Hall

Stairs to the first floor and door to:

### Dining Room

12'10" x 11'11" approx (3.91m x 3.63m approx)

Double glazed window to the rear, gas fire, hearth and mantle, dado rail, understairs storage cupboard.

### Kitchen

Double glazed window and door to the rear, range of matching wall and base units with work surfaces over, inset sink and drainer, space and plumbing for a washing machine, spaces for a cooker and fridge freezer, door to:

### Shower Room

Double glazed window to the rear, pedestal wash hand basin, low flush w.c., radiator, wall mounted electric shower.

### First Floor Landing

With doors to:

### Bedroom 1

11'11" x 12'11" approx (3.63m x 3.94m approx)

Double glazed window to the rear, radiator. Door to bedroom 3.

### Bedroom 2

12' x 11'5" approx (3.66m x 3.48m approx)

Double glazed window to the front, radiator, feature fireplace and storage cupboard.

### Bedroom 3

6'10" x 9' approx (2.08m x 2.74m approx)

Double glazed window to the rear, radiator and feature fireplace.

### Outside

The rear garden has been designed for ease of maintenance.

### Directions

Proceed out of Long Eaton along Waverley Street and at the traffic island turn right into Oakleys Road, turn second left into Co-Operative Street and the property can be found on the right.

8880AMCO

### Council Tax

Erewash Borough Council A

### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 45mbps Superfast 75mbps

Ultrafast 1800mbps

Phone Signal – 02, EE, 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







Robert Ellis  
ESTATE AGENTS



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		
	67	78
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.