



Cranfleet Way,
Long Eaton, Nottingham
NG10 3RJ

£185,000 Leasehold

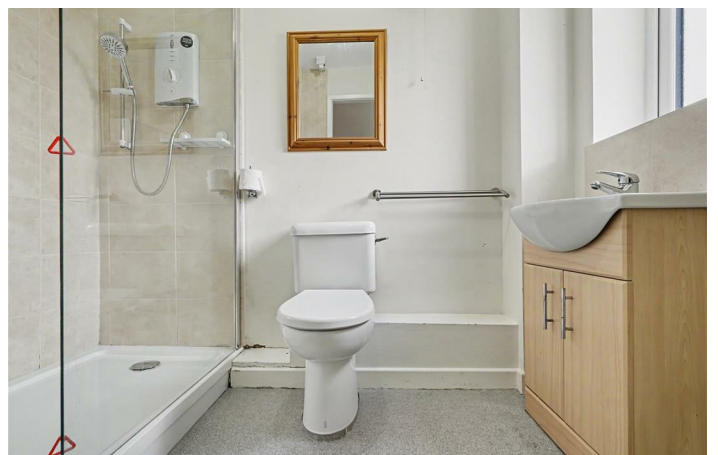
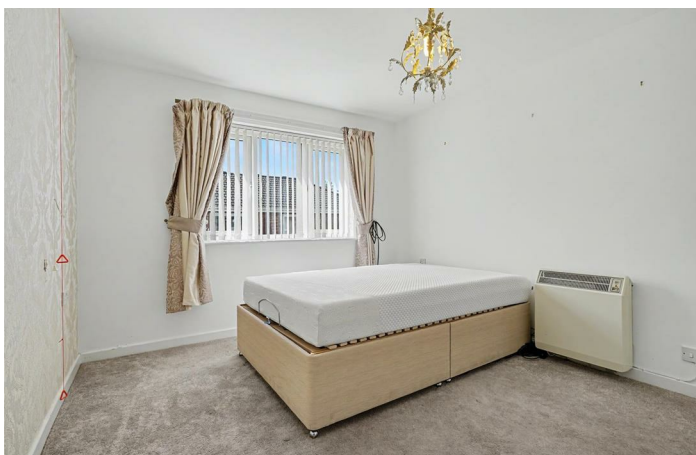


A TWO BEDROOM MID TERRACED BUNGALOW FOR THE OVER 60's, SITUATED IN A HIGHLY SOUGHT AFTER LOCATION AND OFFERED TO THE MARKET WITH NO ONWARD CHAIN.

Robert Ellis are pleased to bring to the market this well positioned bungalow which would be ideal for those looking to downsize whilst remaining close to a range of everyday amenities. The property benefits from a recently re-fitted kitchen with integrated appliances, providing a modern and practical space for day-to-day living.

The accommodation offers two bedrooms, a comfortable lounge and bathroom, all arranged across one level for ease and convenience, making it perfect for those seeking the advantages of single level living. Being offered with no onward chain, this represents an excellent opportunity for a straightforward purchase in a desirable location.

The property is within easy reach of shopping and healthcare facilities with the Asda, Tesco, Aldi and Lidl stores, along with many other retail outlets being found in Long Eaton which is a few minutes drive away, there are sports facilities including West Park Leisure Centre and Trent Lock Golf Club and the excellent transport links include J25 of the M1, Long Eaton station, East Midlands Airport and the A52 and other main roads which provide good access to Nottingham, Derby and other East Midlands towns and cities.



Entrance Hall

Double glazed door to the front, loft access hatch, storage heater, airing cupboard and doors to:

Kitchen

10'3 x 6'9 approx (3.12m x 2.06m approx)

The re-fitted kitchen has wall and base units with work surfaces over, inset sink and drainer with swan neck mixer tap, storage heater, integrated fridge freezer, integrated electric oven, four ring induction hob over and extractor above, splashbacks, integrated washing machine, tiled flooring and double glazed window to the front with a roller blind.

Lounge

15'3 x 8'1 approx (4.65m x 2.46m approx)

Double glazed patio doors to the rear, door to the kitchen, coving, storage heater.

Bedroom 1

10' x 11'10 approx (3.05m x 3.61m approx)

Double glazed window to the rear, storage heater and built-in wardrobes.

Bedroom 2

11'1 x 6'7 approx (3.38m x 2.01m approx)

Double glazed window to the front, storage heater.

Shower Room

Obscure double glazed window to the front, double shower cubicle with wall mounted electric shower over, low flush w.c., vanity wash hand basin and part tiled walls.

Directions

Proceed out of Long Eaton along Derby Road and at the traffic island turn left onto Wilsthorpe Road and continue over the mini island and take the next right hand turning onto Cranfleet Way where the property can be found on the left hand side.

9362CO

Council Tax

Erwesh Borough Council Band B

Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Electric

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 9mbps Superfast 51mbps

Ultrafast 1800mbps

Phone Signal – EE, 02, Three, EE

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

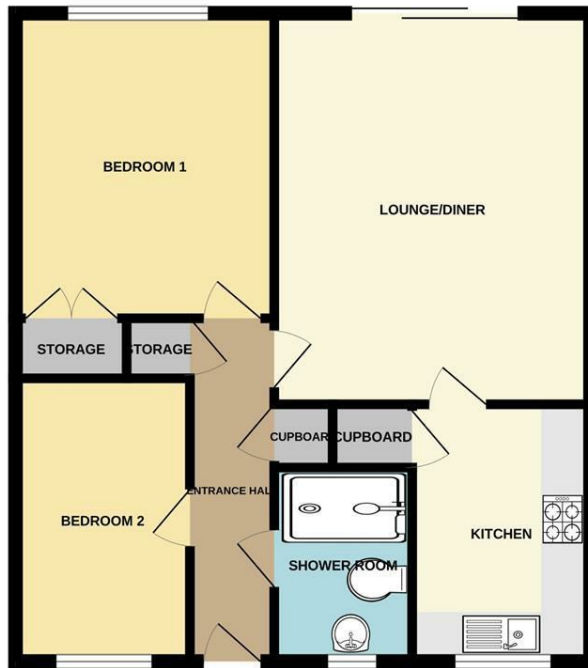
Any Legal Restrictions – No

Other Material Issues – No





GROUND FLOOR



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			
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.