2 New Street Long Eaton
Nottingham
NG10 1HE

0115 6713038

lettings@sabproperties.co.uk



- Well presented semi-detached house
- Neutral décor and carpets
- Modern kitchen / diner
- Gas central heating and combi boiler
- Double glazed throughout
- 2 Double Bedrooms
- Private garden to rear
- Located close to local amenities and good transport links
- Council tax Band = A
- NO ONWARD CHAIN

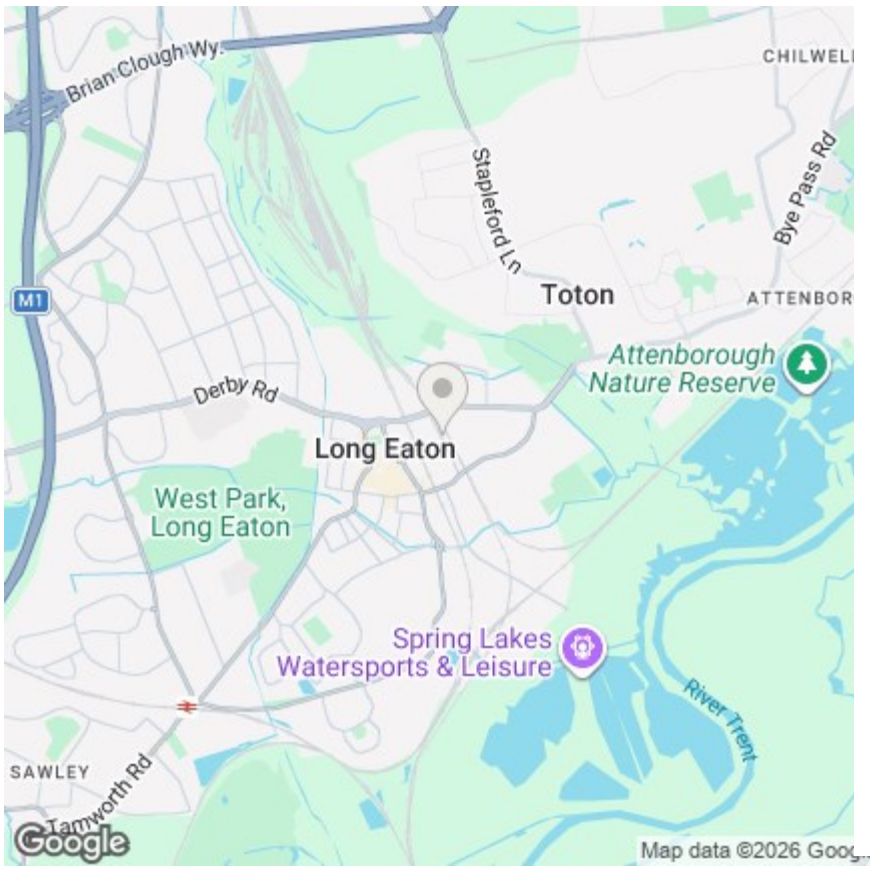
Conway Street, Nottingham

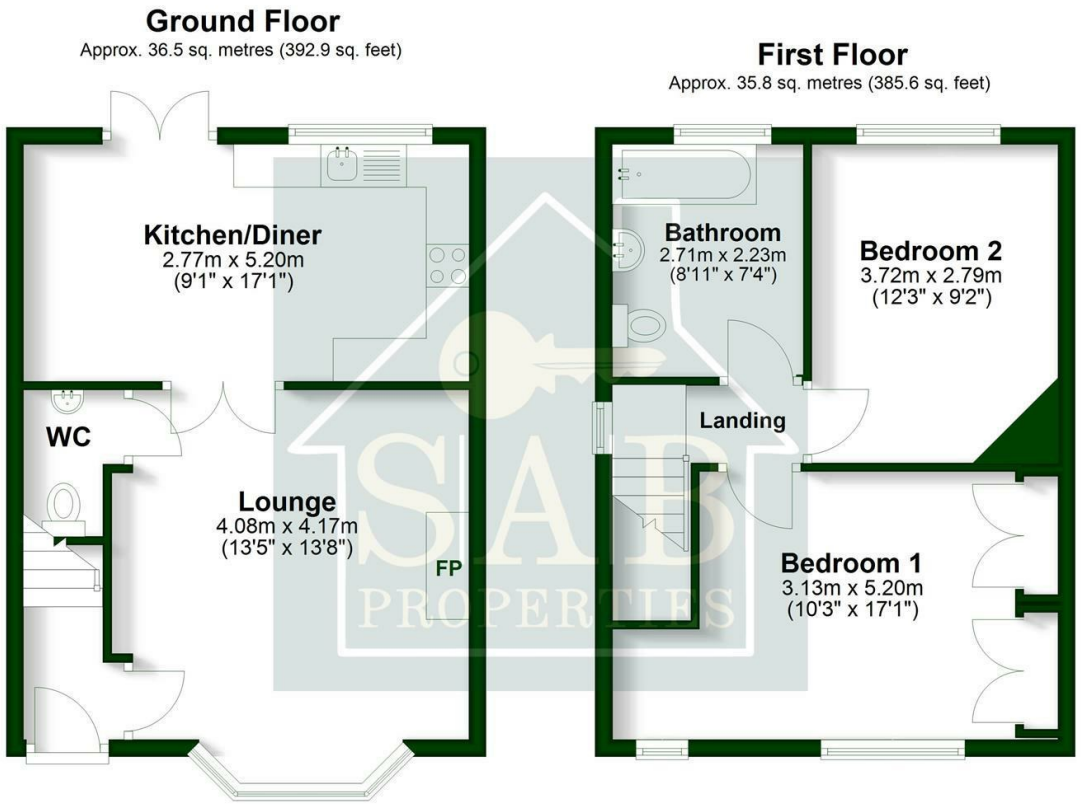
Offers invited £180,000

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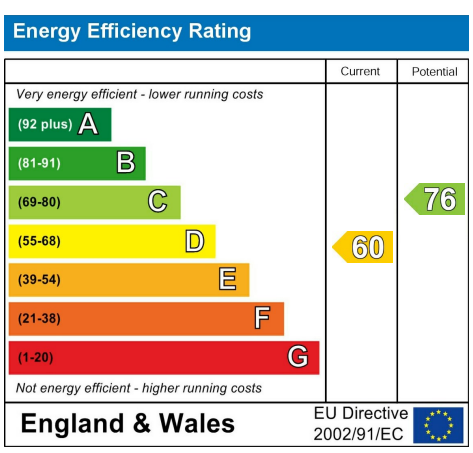
This tastefully presented home has been lovingly looked after, offering practical and spacious accommodation spanning over two floors and the most delightful rear garden.

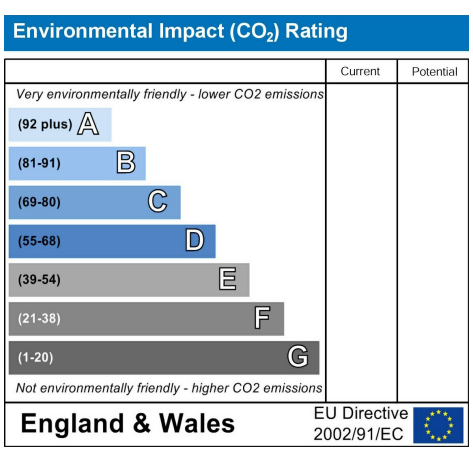
Ideal for first time buyer or investment opportunity with a rental potential of £925.00 per month



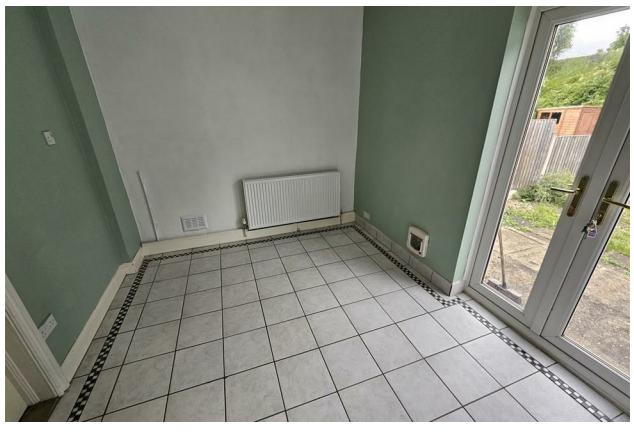
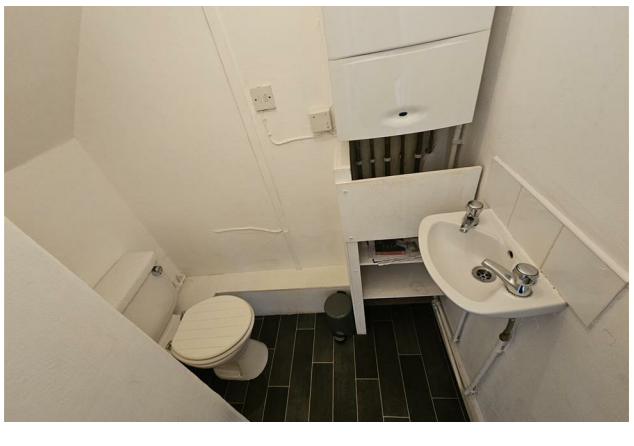


Total area: approx. 72.3 sq. metres (778.5 sq. feet)











Description
SAB Properties are pleased to offer this wonderful 2 bedroom semi detached home, situated within the heart of Long Eaton.

This tastefully presented home has been lovingly looked after, offering practical and spacious accommodation spanning over two floors and the most delightful rear garden.

The downstairs is beautifully appointed encompassing an impressively spacious lounge area, benefitting from tall, coved ceilings and large bay windows to the front and open fire. French doors lead to the lovely kitchen diner, providing ample room for catering and dining, overlooking the attractive rear garden. There is also a downstairs WC.

The upstairs of the property certainly does not disappoint either. Lined with a range of fitted wardrobes, the master bedroom is cosy while being very generous in size with views to the front. There is also a further good sized double bedroom with pleasant views to the rear along with the modern family bathroom.

Outside is an enclosed rear garden lined with an array of mature trees, plants and shrubs. There is also a large summerhouse at the end of the garden.

The property is in a great location for a family, with Grange Junior School within close proximity along with other highly regarded schools for all ages. This makes for easy transport links throughout the surrounding area. For those wishing to commute there are good road networks to Nottingham and Derby via A52 and junction 25 of the M1 motorway. Long Eaton Town Centre itself boasts a range of excellent local amenities, which are within walking distance, coupled with several pubs/restaurants just a stones throw away, this property is ideally placed.

Entrance
With UPVC front entrance door, stairs to the first floor and radiator.

Lounge
16'0" x 12'9" (4.88m x 3.9m)
Spacious living room with a UPVC double glazed bay window to the front elevation, feature timber 'Adam' style fire surround with hearth and open working fire and grate, TV point, wall mounted radiator and coving to the ceiling, French doors to kitchen/diner.

Downstairs WC
Comprising of low flush WC, wash hand basin, laminate flooring and wall mounted combination boiler.

Kitchen Diner
16'11" x 8'9" (5.16m x 2.69m)
Located to the rear overlooking the garden. With a good selection of wall and base units and roll edged worktop with ample plug sockets. Sink and drainer with flexi mixer tap. Complimentary ceramic tiling to walls and floor. Integrated electric oven and hob with overhead extractor hood. Plumbing for washing machine and space for fridge and freezer. Neutral décor. UPVC double glazed window and French doors overlooking rear garden.

Space to accommodate a dining table and chairs

Bedroom 1
11'6" x 10'4" (36'5" (3.53m x 3.15m (11.1)
Generous master bedroom with coved ceilings, two UPVC double glazed windows to the front elevation, range of fitted wardrobes and additional store cupboards and drawer units, wall mounted radiator and built-in store area providing power and storage provision. This room will easily accommodate a king sized bed. Neutral décor and flooring.

Bedroom 2
12'0" x 9'3" (3.66m x 2.82m)
Another good sized double bedroom with UPVC double glazed window overlooking the rear garden. Wall mounted radiator, neutral décor and flooring.

Bathroom
Suite comprising of bath, with gravity feed shower over and glass shower screen. Stainless mixer taps to the side. Low level WC and pedestal wash basin with stainless mixer tap. Complimentary tiling to walls. Neutral décor and flooring. Wall mounted stainless heated towel rail, extractor fan, handy mirrored storage cupboard and UPVC double glazed window opaque window.

Outside
To the front there is a gated pathway leading to the front entrance door with a privet style hedge and small front garden.

To the rear of the property there is a decent sized rear garden with slabbed patio area, steps leading down to a garden laid mainly to lawn with gravelled borders and flower beds, and a handy storage shed to the bottom of the garden.

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
Any Legal Restrictions – No
Other Material Issues – No

Council Tax - Erewash Borough Council Band A

Electrical Safety Certificate valid until June 2030
Gas safety Certificate valid until June 2026

Tenure
Freehold
Vacant possession on completion of sale

Directions
Proceed out of Long Eaton, along Nottingham Road, go under the train bridge, turn right on to Conway Street, where 74 is on the left hand side displaying our “for sale” board.