



## GLADSTONE NOTTINGHAM

STREET,

LONG

EATON,

**£190,000** Freehold

This attractive two bedroom end terrace property with two reception rooms and also benefits from off street parking. Ideal Location for all amenities! FOR SALE WITH NO CHAIN!

- End Terrace Property
- Two Double Bedrooms
- Driveway For Off Street Parking
- Two Reception Rooms
- Close Proximity to West Park & Long Eaton Train Station



This attractive two bedroom end terrace property with two reception rooms. This unique property is very light and bright as each bedroom, reception room & kitchen has multiple windows! It also benefits from off street parking. Ideal Location for all amenities! For Sale with No Chain!

**Council Tax Band: A (Erewash Borough Council)**

**Tenure: Freehold**

**Parking options: Driveway, Off Street**

**Garden details: Enclosed Garden, Rear Garden**

**Electricity supply: Mains**

**Heating: Gas Mains**

**Water supply: Mains**

**Sewerage: Mains**

#### Hall

With ceiling light point, ceiling coving, radiator and power point and stairs to first floor landing.

#### Lounge

w: 12m x l: 3.35m (w: 39' 4" x l: 11' )

With a double glazed window to the front and side, feature fire place, ceiling light point, ceiling coving, power points and radiator.

#### Dining

w: 3.66m x l: 3.66m (w: 12' x l: 12' )

With a double glazed window to the side and rear, feature fire place, radiator, ceiling light point and power points.

#### Kitchen

w: 2.13m x l: 4.88m (w: 7' x l: 16' )

Fitted with a range of modern wall and base units with worktop surfaces, tiled surrounds, integrated oven, ceramic hob with extractor over, stainless steel sink, space and plumbing for washing machine and dishwasher. There is a double glazed window to the side and rear and double glazed stable door. Two ceiling light points, multiple power points and vertical radiator. Access to understairs storage cupboard.

#### Landing

With ceiling light point, power point and access to all both bedrooms and bathroom.

#### Bedroom 1

w: 3.35m x l: 4.57m (w: 11' x l: 15' )

With two double glazed windows to the side, one double glazed window to the rear, radiator, ceiling light point and power points.

#### Bedroom 2

w: 3.66m x l: 2.74m (w: 12' x l: 9' )

With double glazed window to the front and side, radiator, power points and ceiling light point.

#### Bathroom

w: 3.05m x l: 9m (w: 10' x l: 29' 6")

With three piece suite comprising bath with electric shower over, wash hand basin and W.C. There is a towel rail radiator, ceiling light point, extractor fan and double glazed window to the side.

#### Garden

Low maintenance garden with access to a two outbuildings. Pedestrian gate and double gated access providing off street parking.

#### Please note

#### AGENTS NOTES

Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property.

All measurements are approximate and quoted in imperial and





are for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on.

The fixtures, fittings or appliances referred to have not been tested and therefore no guarantee can be given that they are in working order.

Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.

#### MORTGAGE ADVICE

Arranging the right mortgage is just as important as selecting the right house. Need2View are happy to introduce clients to a completely and utterly independent mortgage advisor who can canvas the whole market place.

They can select the best and most appropriate mortgage tailored to suit each individual purchasers needs and requirements and relative to their own unique personal circumstances. Such advice can be accessed free of charge\* and without any obligation. Your home is at risk if you do not keep up repayments on your mortgage or any other loans secured against it.

\* Initial consultation is on a no fee basis although a fee may be charged for mortgage arrangement.

#### THINKING OF SELLING

It is important that a fair, accurate and representative market appraisal is given when thinking of selling and owners should obtain advice to take into account economic conditions, the size, standard, condition, location of a property, market conditions within the area and the likely demand for a particular type of property.

Need2View are happy to come and visit you at your convenience in or out of office hours, weekdays or weekends by appointment and will offer you the advice that you need to make an informed decision.

We offer a range of services and so will listen to what you want and need and tailor our services to suit your requirements. Our fees are flexible and will reflect the services you choose ensuring that you receive the best value for money. We use our expertise and experience to maximise the value of your home and can also offer help and assistance in connection with an on-going purchase, whether or not that property is being purchased through ourselves.

#### THINKING OF RENTING

Letting a property is not just simply a question of finding a tenant, it is about finding the right tenant which involves making in depth credit checks, enquiries and referencing to insure that prospective tenants are the best that they can be.

The secret of achieving the highest level of property management is to be actively involved in and manage the rental property, collecting rents is not enough. Strong and proactive management with regular contact with both tenants and landlords and frequent inspections with condition reports being provided on a regular basis will help to ensure that our landlords get the best possible service.

We have a hands-on and practical style of approach and aim at all times to act on our clients behalf, in their best interests and in accordance with their instructions protecting, maintaining and enhancing our clients' investment.





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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.