



Rutland Avenue,
Toton, Nottingham
NG9 6EP

£305,000 Freehold



A WELL PRESENTED AND SPACIOUS, THREE BEDROOM DETACHED PROPERTY OFFERING MASSIVE POTENTIAL WITH OFF STREET PARKING AND A GARAGE, BEING SOLD WITH THE BENEFIT OF NO ONWARD CHAIN.

Robert Ellis are delighted to bring to the market this superb example of a three bedroom detached family house. The property is constructed of brick and benefits double glazing and gas central heating throughout and sits on a corner plot. The property offers stunning gardens to the front of the property with off street parking and access into the brick built garage. This home would ideally suit a wide range of buyers including first time buyers, someone looking to put their own stamp on a house and families alike. An internal viewing is highly recommended to appreciate the property and location on offer.

In brief, the property comprises an entrance hallway, large lounge/diner and kitchen with space for appliances and a pantry. To the first floor the landing leads to three generous bedrooms, the family bathroom suite and the separate WC. To the front there is ample off street parking and access into the brick built garage through wooden double doors. There are also mature gardens that wrap around the property with a wooden gate leading to the rear. At the rear there is a low maintenance garden with mature flower beds and artificial turf.

Located in the popular residential town of Toton, close to a wide range of local schools, shops and parks. The property sits within the catchment area for George Spencer Academy secondary school as well as fantastic local primary schools and nurseries. Toton tram station is within walking distance and there are fantastic transport links including nearby bus stops and easy access to major road links such as the M1, A50 and A52 to both Nottingham and Derby with East Midlands Airport and local train stations just a short drive away.



Entrance Hall

Aluminium front door, carpeted flooring, radiator, ceiling light.

Lounge/Diner

13'1 x 22'5 approx (3.99m x 6.83m approx)

UPVC double glazed windows overlooking the front and the rear, carpeted flooring, radiator, electric fire, ceiling light.

Kitchen

9'9 x 9'5 approx (2.97m x 2.87m approx)

UPVC double glazed window overlooking the rear and aluminium door leading to the rear, vinyl flooring, pantry, wall and base units with work surfaces over, inset sink and drainer, space for fridge/freezer, space for washing machine, freestanding cooker, ceiling light.

First Floor Landing

UPVC double glazed window overlooking the side, carpeted flooring, ceiling light.

Bedroom 1

12'7 x 10'2 approx (3.84m x 3.10m approx)

UPVC double glazed window overlooking the front, carpeted flooring, radiator, fitted wardrobes, ceiling light.

Bedroom 2

11'8 x 9'5 approx (3.56m x 2.87m approx)

UPVC double glazed window overlooking the rear, carpeted flooring, fitted wardrobes, radiator, ceiling light.

Bedroom 3

9'3 x 8'8 approx (2.82m x 2.64m approx)

UPVC double glazed window overlooking the front, carpeted flooring, radiator, ceiling light.

Family Bathroom

UPVC double glazed patterned window overlooking the rear, vinyl flooring, bath, pedestal sink, storage cupboard, ceiling light.

Separate w.c.

2'1 x 4'2 (0.64m x 1.27m)

UPVC double glazed window overlooking the side, vinyl flooring, low flush w.c., ceiling light.

Outside

To the front of the property there is ample off street parking via a driveway with access into the brick built garage through wooden double doors. There are mature and well maintained gardens with a wooden gate leading to the rear. In the rear garden there are mature flower beds that wrap around the property with it being situated on a corner plot and artificial lawn.

Garage

Brick built garage with wooden windows overlooking the side, power and lighting.

Directions

Proceed out of Long Eaton along Nottingham Road, continuing to the traffic lights turning left into High Road and Rutland Avenue will be found on the right hand side. Continue towards the end of Rutland Avenue and the property can be found on the left.

8027RS

Council Tax

Broxtowe Borough Council Band C

Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky

Broadband Speed - Standard 9mbps Superfast 79mbps

Ultrafast 1000mbps

Phone Signal – EE, O2

Sewage – Mains supply

Flood Risk – Low, surface water medium

Flood Defenses – No

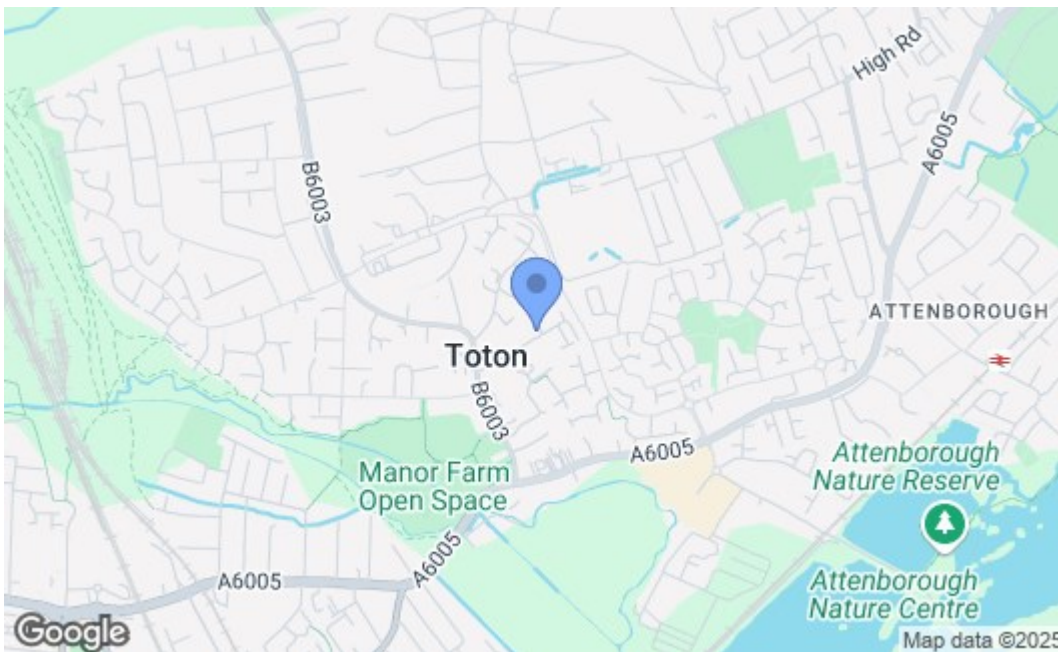
Non-Standard Construction – No

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	82
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.