



Newbery Avenue,
Long Eaton, Nottingham
NG10 2FU

£200,000 Freehold



A THREE BEDROOM SEMI DETACHED PROPERTY SAT ON A LARGE DOUBLE PLOT IN NEED OF MODERNISATION BEING SOLD WITH NO UPWARD CHAIN!

Robert Ellis are delighted to bring to market this spacious semi detached house which is situated on a double size plot in what is a most popular semi rural location which is literally within minutes of all the amenities and facilities provided by Long Eaton town centre. The property is ripe for renovation and ready for the new owner to put their own stamp on it. The property benefits from gas central heating and double glazing, with a large detached garage/workshop and a driveway to the front for at least three vehicles. To the rear there is a large garden and the property is being sold with no upward chain!

The property is constructed of brick to the external elevations under a tiled roof and in brief the accommodation comprises of an entrance hallway, leading to a bay fronted lounge, open to the diner, separate kitchen, with lean to leading to the detached garage and workshop rooms. With a W.C and shower room incorporated. To the first floor there are three good size bedrooms and bathroom. A further important feature of this most desirable property is the scope to easily extend and enhance the living accommodation with some sort of wrap around extension at the side and rear of the property - just food for thought. The property sits on a larger than average plot.

Although the property is very close to open countryside it is literally within minutes of the Asda and Tesco superstores and all the other retail outlets found in Long Eaton town centre, schools for all ages, health care, sports facilities, walks along the banks of the River Trent and excellent transport links including J25 of the M1, the Long Eaton Station, East Midlands Airport and the A52 and other main roads which provide good access to both Nottingham and Derby.



Entrance Hall

5'8 x 11'4 approx (1.73m x 3.45m approx)

UPVC front door with inset double glazed patterned glass and a UPVC double glazed window to the side, floorboards, ceiling light and radiator.

Lounge

10'3 x 13'4 approx (3.12m x 4.06m approx)

UPVC double glazed bay window to the front, floorboards, ceiling light, TV point, radiator and a gas fireplace, this room is open to:

Diner

12 x 10'3 approx (3.66m x 3.12m approx)

UPVC double glaze to rear, floorboards, ceiling light and radiator.

Kitchen

16'3 x 5'9 approx (4.95m x 1.75m approx)

Wooden door with inset glass to the side, opening to the lean to which wraps around the kitchen and garage, UPVC double glaze window to the rear, UPVC double glazed window to the side, tiled flooring, two ceiling light, radiator, mix of wooden wall and base units with rolled edge laminate worktops, stainless steel inset sink and drainer, space for washing machine, cooker with gas hob and extractor above.

Downstairs Shower room

Behind a door to the left of the workshop is a shower.

Downstairs W.C

With W.C and basin.

First Floor Landing

9 x 5'6 approx (2.74m x 1.68m approx)

UPVC double glazed window to the side elevation, ceiling light, radiator, floorboards, access to the loft via a loft hatch, with doors to the three bedrooms and bathroom.

Bedroom One

12'5 x 9'9 approx (3.78m x 2.97m approx)

UPVC double glaze window to the rear elevation, ceiling light, radiator, floorboards, in built storage cupboard.

Bedroom Two

11'7 x 9'1 approx (3.53m x 2.77m approx)

UPVC double glazed window to the front, ceiling light radiator, floorboards, in built storage.

Bedroom Three

5'3 x 6'9 approx (1.60m x 2.06m approx)

UPVC double glaze window to the front, ceiling light, radiator, floorboards.

Bathroom

7'7 x 5'2 approx (2.31m x 1.57m approx)

UPVC double glazed obscure window to the rear, tiled flooring, bath, freestanding sink with storage below, WC, towel radiator.

Outside

To the front of the property there is a iron gate leading to the large resin driveway for around 3 vehicles, with established shrub border to the left hand side. To the rear there is approximately an 75ft garden with fencing to the boundaries.

Workshop

5'9 x 9'1 (1.75m x 2.77m)

UPVC double glazed to front, concrete flooring, light and power. With storage shelving.

Outhouse

10'9 x 9'1 (3.28m x 2.77m)

Wooden window to the rear, carpeted flooring, light, radiator, door to the W.C and shower room.

Garage

10'9 x 9'1 (3.28m x 2.77m)

Wooden window to the side, ceiling lights and power, carpeted flooring, loft hatch to access the loft space, wooden door with inset glass through to the next outhouse and door opening to the workshop.

Directions

Proceed out of Long Eaton along Main Street and at the traffic island turn left and over the railway crossing. At the min island turn right onto Meadow Lane. Follow the road and turn right into Newbery Avenue where the property can be found on the right as identified by our for sale board.

8100JG

Council Tax

Erewash Borough Council Band B

Additional Information - Agents Notes

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 20mbps Ultrafast 1000mbps

Phone Signal – 02, Vodafone, EE, Three

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

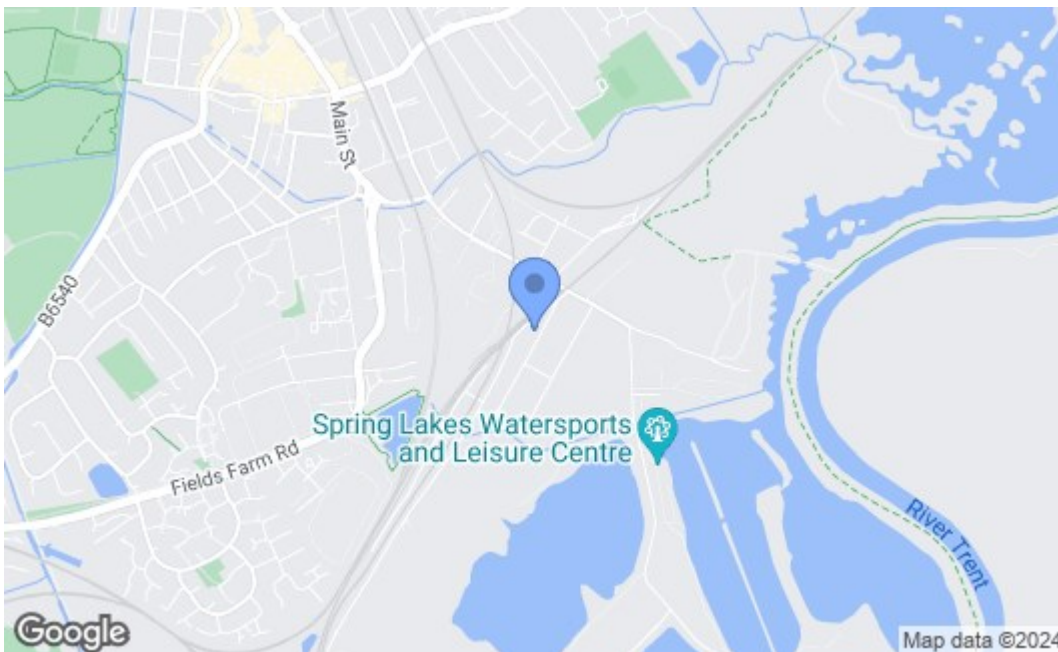
Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		58	
(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.