



Margaret Avenue,
Long Eaton, Nottingham
NG10 2BG

O/I/R £170,000 Freehold

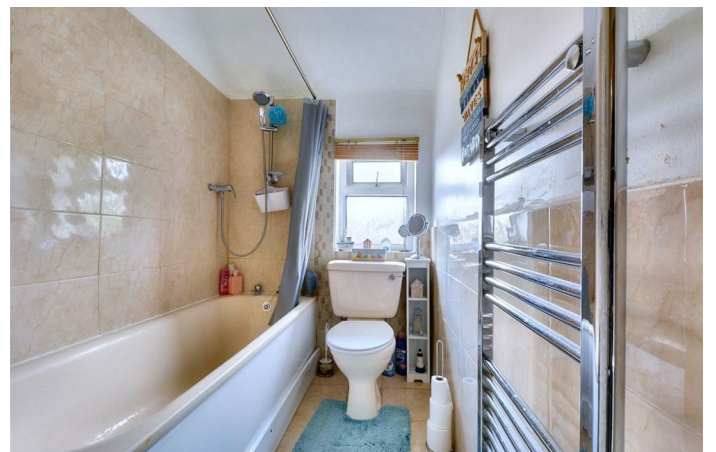


A WELL PRESENTED, TWO DOUBLE BEDROOM SEMI-DETACHED HOUSE WITH ENCLOSED REAR GARDEN AND OFF STREET PARKING, BEING SOLD WITH NO ONWARD CHAIN.

Robert Ellis are pleased to be instructed to market this fantastic two double bedroom semi-detached house. The property is constructed of brick to the external elevations and benefits double glazing and gas central heating throughout. This would make an ideal home for first time buyers, families and even investors who are looking for a buy to let opportunity. An internal viewing is highly recommended to appreciate the property and location on offer.

In brief, the property comprises an entrance hallway and an open plan Lounge/Kitchen with ample storage, integrated cooking appliances and French doors leading to the rear garden. To the first floor, the landing leads to two double bedrooms and a three piece family bathroom. To the exterior, there is ample off street parking for two vehicles via a driveway and to the rear, an enclosed garden with decking, turf, wooden summerhouse and pergola.

Located in the popular residential town of Long Eaton, close to and within walking distance to a wide range of local schools, shops and parks. Long Eaton town centre is just a short walk away where supermarkets and healthcare facilities can be found. There are fantastic transport links available 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 Long Eaton train station being just a short drive away.



Entrance Hall

uPVC double glazed front door, carpeted flooring, textured ceiling, ceiling light.

Lounge

10'7 x 13'8 (3.23m x 4.17m)

uPVC double glazed window overlooking the front, laminate flooring, understairs storage cupboard, painted plaster ceiling, ceiling light.

Kitchen

10'7 x 13'8 (3.23m x 4.17m)

uPVC double glazed window overlooking the side and uPVC double glazed French doors overlooking and leading to the garden, tiled flooring, integrated electric oven, gas hob and overhead extractor fan, space for washing machine, space for fridge/freezer, wall mounted boiler, painted plaster ceiling, ceiling light.

Landing

Carpeted flooring, textured ceiling, ceiling light.

Bedroom One

10'7 x 10'8 (3.23m x 3.25m)

uPVC double glazed window overlooking the front, carpeted flooring, built in storage cupboard, radiator, textured ceiling, ceiling light.

Bedroom Two

10'8 x 8'5 (3.25m x 2.57m)

uPVC double glazed window overlooking the rear, carpeted flooring, radiator, textured ceiling, ceiling light.

Family Bathroom

4'5 x 8'0 (1.35m x 2.44m)

uPVC double glazed patterned window overlooking the rear, tiled flooring, bath with shower over the bath, WC, pedestal sink, heated towel rail, textured ceiling, ceiling light.

Outside

To the front of the property there is ample off street parking via a driveway for two vehicles and access to the rear. To the rear, there is an enclosed garden with decking, turf, wooden summerhouse/shed and pergola.

Directions

Proceed out of Long Eaton along Nottingham Road and take the first left into Norfolk Road, right into Lansdown Grove and left into Margaret Avenue where the property can be found on the left as identified by our for sale board.

8248RS

Council Tax

Erewash Borough Council Band A

Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 16mbps Superfast 79mbps

Ultrafast 1000mbps

Phone Signal – EE, O2, Vodafone, Three

Sewage – Mains supply

Flood Risk – Has not flooded - flood water came onto the driveway and up to the front door but did not enter the property or cause damage. The garden suffered flooding but no damaged caused.

Flood Defenses – No

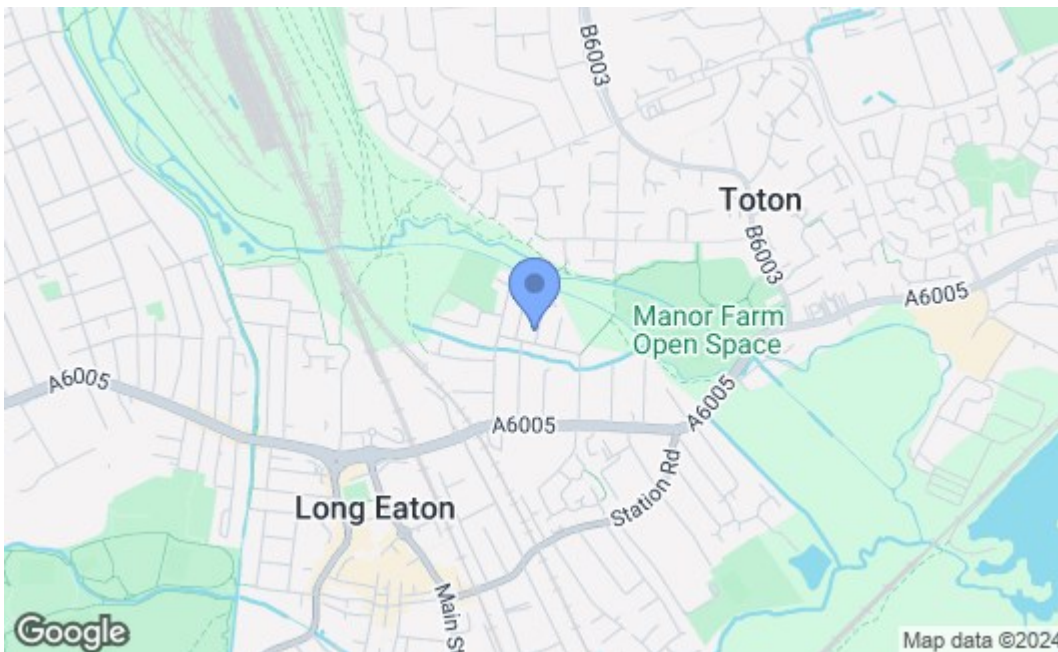
Non-Standard Construction – No

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			87
(81-91) B			
(69-80) C			
(55-68) D		62	
(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.