



Olive Avenue,
Long Eaton, Nottingham
NG10 1NN

O/O £230,000 Freehold

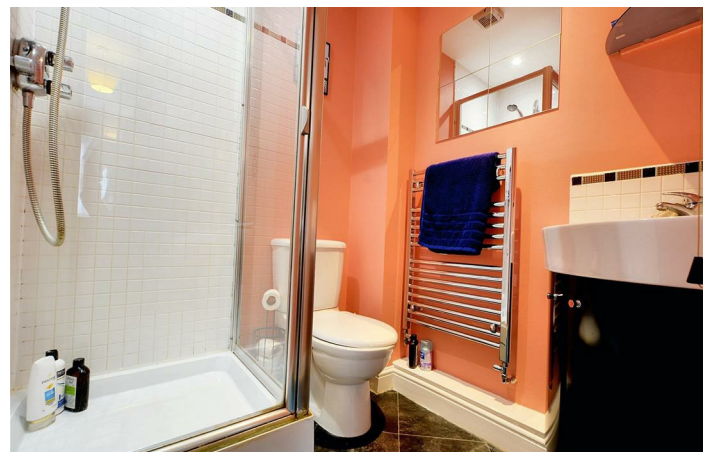


A THREE BEDROOM MID PROPERTY FOUND CLOSE TO LOCAL AMENITIES AND IDEAL FOR A WHOLE RANGE OF BUYERS.

Robert Ellis are delighted to offer to the market this deceptively spacious mid property, situated a stones throw away from Long Eaton town centre. With the huge bonus of off road parking to the front and a low maintenance rear garden, this home is ideal for a first time buyer, family or buy to let investor. The property is ideally located to local shops and amenities including Tesco, Asda, Lidl and Aldi. The property offers two reception rooms in addition to an en suite to the master, making this property a must view.

The property benefits from gas central heating and double glazing and the internal accommodation briefly comprises of an entrance hall, ground floor w.c., large living room and dining kitchen to the ground floor. To the first floor, there are three bedrooms with an en suite to master and a family bathroom.

The property is within walking distance of Asda and the town centre with all the other retail outlets provided by Long Eaton, there are local schools for all ages within easy reach of the property, healthcare, Council offices and sports facilities which include the West Park Leisure Centre and adjoining playing fields and the transport links include J25 of the M1, East Midlands Airport which can be reached by the Skylink bus which takes you to Castle Donington and the Airport, stations at Long Eaton and East Midlands Parkway and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.



Entrance Hall

Double glazed door and window to the front and doors to the ground floor w.c. and living room.

Ground Floor w.c.

Low flush w.c., radiator, pedestal wash hand basin.

Living Room

17'5 × 14'1 approx (5.31m × 4.29m approx)

Double glazed window to the front, radiator, stairs to the first floor, TV and telephone points, understairs storage and door to:

Dining Kitchen

15'7 × 8'5 approx (4.75m × 2.57m approx)

Double glazed French doors to the rear, radiator and open through to the kitchen with matching wall and base units with work surfaces over, inset stainless steel sink and drainer, integrated electric oven, four ring gas hob and extractor over, part tiled walls, double glazed window to the rear.

First Floor Landing

Loft access hatch, airing/storage cupboard and doors to:

Bedroom 1

12'2 × 9'9 approx (3.71m × 2.97m approx)

Double glazed window to the front, radiator, built-in wardrobes and door to:

En-Suite

Single shower cubicle with wall mounted shower, chrome heated towel rail, low flush w.c., vanity wash hand basin and extractor fan.

Bedroom 2

10' × 8'7 approx (3.05m × 2.62m approx)

Double glazed window to the rear and a radiator.

Bedroom 3

8'7 × 6'6 approx (2.62m × 1.98m approx)

Double glazed window to the rear and a radiator.

Bathroom

Double glazed window to the front, panelled bath, part tiled walls, vanity wash hand basin, low flush w.c. and chrome heated towel rail.

Outside

There is off road parking to the front and a path leading to the front door.

To the rear garden has been designed for easy maintenance with a patio and gravelled area, storage and fencing to the boundaries.

Directions

Proceed out of Long Eaton along Derby Road and turn right in to Cranmer Street. Proceed along and turn right in to Olive Avenue.

8305AMCO

Council Tax

Erewash Borough Council Band B

Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 16mbps Superfast 36mbps

Ultrafast 1000mbps

Phone Signal – EE, 02, Three, Vodafone

Sewage – Mains supply

Flood Risk – No, surface water low

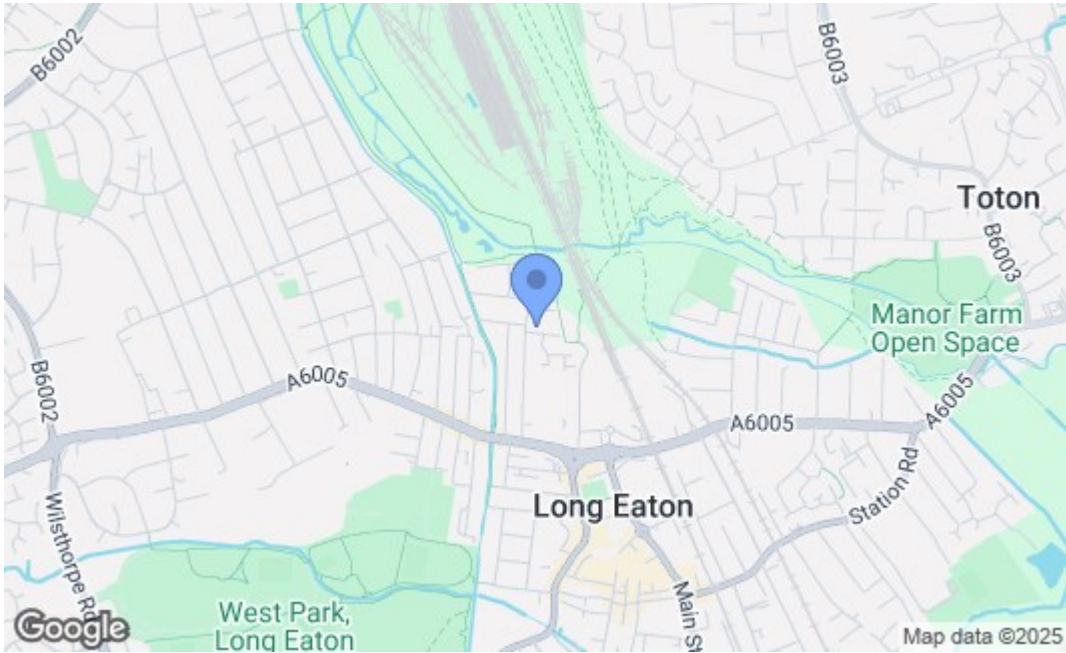
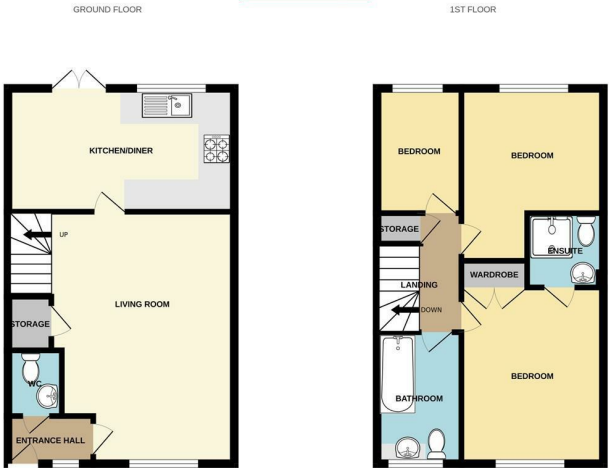
Flood Defenses – No

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		90
(81-91) B	76	
(69-80) C		
(55-68) D		
(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.