



Margaret Avenue,  
Long Eaton, Nottingham  
NG10 2BG

**Price Guide £160-170,000**  
**Freehold**





A TWO BEDROOM END TERRACE IN NEED OF SOME UPGRADING, IDEAL FOR THE FIRST TIME BUYER OR INVESTOR.

Robert Ellis are delighted to offer to the market this end terraced home situated in this popular part of Long Eaton. The property requires some upgrading but offers great opportunity for a first time buyer or investor to make their own mark. There is a large enclosed garden to the rear and a low maintenance front garden. The property is set within walking distance to Long Eaton town centre which provides local shops and amenities and bus routes.

This two bedroom end terraced property offers huge potential for the next owner. In brief the internal accommodation comprises of an entrance hall leading into the lounge, kitchen with wall and base units and giving access to the dining area to the ground floor. To the first floor, there are two bedrooms and a bathroom.

The property is within walking distance of the Asda and Tesco superstores and numerous other retail outlets provided by Long Eaton town centre, there are excellent schools for all ages which include The Grange infant and primary schools which is within walking distance of the house, there are health care and sports facilities which include the West Park Leisure Centre on the other side of Long Eaton with the adjoining playing field and park and the excellent transport links include J25 of the M1, East Midlands Airport, stations at Beeston, Long Eaton and East Midlands Parkway and there is the A52 and other main roads all of which provide good access to Nottingham, Derby and other East Midlands towns and cities.





### Entrance Hall

UPVC door to the front, stairs to the first floor and door to:

### Lounge

11'3 x 10'9 approx (3.43m x 3.28m approx)

Double glazed window to the front, laminate flooring, radiator and door to:

### Kitchen

11'4 x 7'10 approx (3.45m x 2.39m approx)

Double glazed door and window to the rear, tiled walls, tiled flooring, wall and base units with work surfaces over, stainless steel sink and drainer, radiator and open to:

### Dining Area

8'2 x 6'2 plus recess approx (2.49m x 1.88m plus recess approx)

Double glazed window to the rear, built-in cupboard and laminate flooring.

### First Floor Landing

With doors to:

### Bedroom 1

11'2 x 11'2 approx (3.40m x 3.40m approx)

Double glazed window to the front, built-in cupboard and a radiator.

### Bedroom 2

11'1 x 9'3 approx (3.38m x 2.82m approx)

Double glazed window to the rear and a radiator.

### Bathroom

Double glazed window to the rear, fully tiled walls, low flush w.c., panelled bath and a radiator.

### Outside

There is a gravelled area to the front with hedged boundaries and pathway leading to the front door.

The rear garden is of a good size with a patio area, artificial lawn, shrubs to the borders and enclosed with panelled fencing.

### 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.

8356AMCO

### 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, Vodafone, 02, Three

Sewage – Mains supply

Flood Risk – No, surface water low

Flood Defenses – No

Non-Standard Construction – No

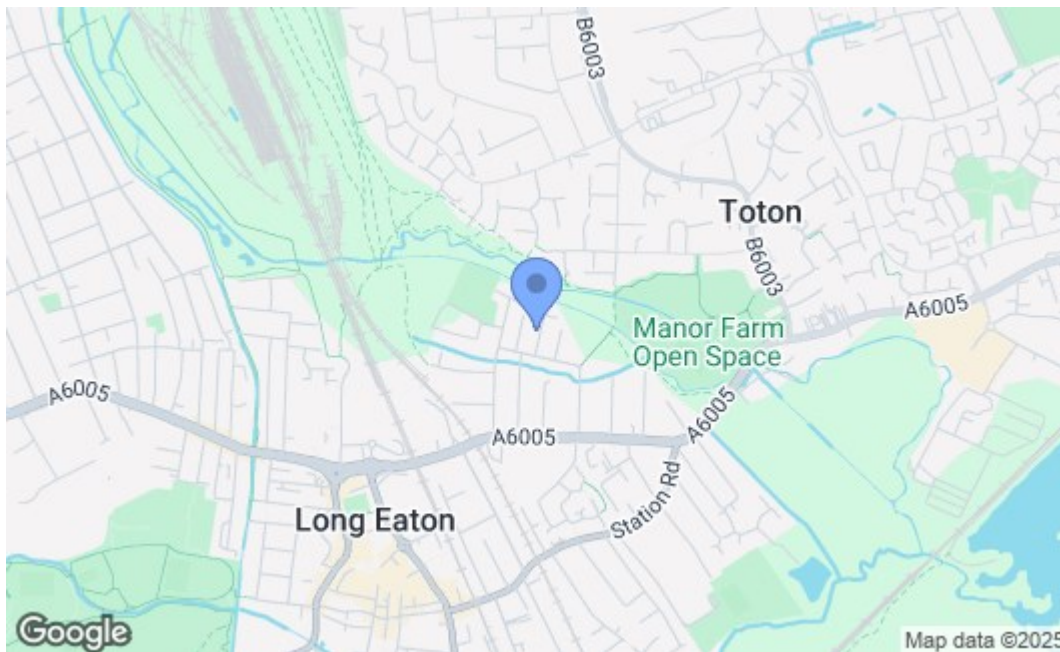
Any Legal Restrictions – No

Other Material Issues – No

### Agents Notes

The vendor of this property is related to an employee of Robert Ellis.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		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.