

# Robert Ellis

*look no further...*



Oakland Avenue,  
Long Eaton, Nottingham  
NG10 3JL

**£239,950 Freehold**

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/robertellisestateagent



@robertellisea

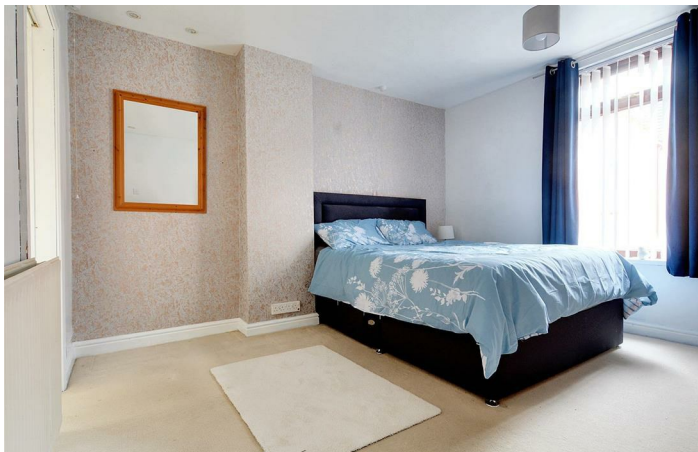


A FANTASTIC EXAMPLE OF A TWO DOUBLE BEDROOM SEMI-DETACHED HOUSE WITH AN EXTRA DOUBLE ATTIC ROOM, TWO RECEPTION ROOMS, EN-SUITE AND FOUR PIECE BATHROOM WITH LOW MAINTENANCE REAR GARDEN, BEING SOLD WITH NO ONWARD CHAIN.

Robert Ellis are pleased to be instructed to market this well presented and deceptively spacious, two double bedroom semi-detached house that has the benefit of a further double attic room, currently used as a third bedroom. The property is constructed of brick to the external elevations and benefits double glazing and gas central heating throughout and would be ideal for a wide range of buyers such as first time buyers and the growing family alike. This property is being sold with no onward chain and an internal viewing is highly recommended to appreciate the property and location on offer.

In brief, the property comprises an entrance hallway with a built in storage cupboard under the stairs, a bay fronted lounge, dining room, kitchen with Range style cooker, utility room and downstairs WC. To the first floor the landing has a built in storage cupboard and leads to the master bedroom with en-suite shower room, another double bedroom and the four piece family bathroom suite with a double walk in shower and a freestanding bath. There is a further door on the landing with stairs leading to the second floor attic room with eaves storage. To the exterior, the property is set back from the pavement via a brick wall with metal gate and has access into the garden through a wooden gate. To the rear there is a low maintenance garden.

Located in the popular residential town of Long Eaton, close to a wide range of local schools, shops and parks. Long Eaton town centre is just a short drive away where further shops, supermarkets and healthcare facilities can be found. There are fantastic transport links including nearby bus stops and major road links such as the M1, A50 and A52 to both Nottingham and Derby with Long Eaton train station within walking distance and East Midlands Airport being just a short drive away.



### Entrance Hall

uPVC double glazed front door and window overlooking the side, carpeted flooring, under stairs storage cupboard, radiator, painted plaster ceiling, ceiling light.

### Lounge

uPVC double glazed bay window overlooking the front, carpeted flooring, radiator, gas fire, textured ceiling, ceiling light.

### Dining Room

uPVC double glazed window overlooking the side, carpeted flooring, radiator, painted plaster ceiling, ceiling light.

### Kitchen

uPVC double glazed window overlooking the side, vinyl flooring, breakfast bar, painted plaster ceiling, spotlights, space for dishwasher, range style cooker, extractor fan.

### Utility Room

uPVC double glazed window overlooking the side, tiled flooring, radiator, space for washing machine, space for fridge/freezer, painted plaster ceiling, spotlights.

### Downstairs WC

Tiled flooring, WC, pedestal sink, radiator, painted plaster ceiling, spotlights.

### First Floor Landing

Carpeted flooring, built in storage cupboard, painted plaster ceiling, ceiling light.

### Master Bedroom

uPVC double glazed window overlooking the front, carpeted flooring, radiator, painted plaster ceiling, ceiling light.

### En-Suite

uPVC double glazed patterned window overlooking the side, laminate flooring, single enclosed shower unit, WC, pedestal sink, heated towel rail, painted plaster ceiling, spotlights.

### Bedroom Two

uPVC double glazed window overlooking the rear,

carpeted flooring, fitted wardrobes, radiator, painted plaster ceiling, ceiling light.

### Bedroom 3

uPVC double glazed window overlooking the side, carpeted flooring, eaves storage space, painted plaster ceiling, ceiling light.

### Family Bathroom

uPVC double glazed patterned window overlooking the rear, laminate flooring, double walk in shower unit, freestanding bath, WC, pedestal sink, heated towel rail, painted plaster ceiling, ceiling light.

### Outside

To the front, the property is set back from the pavement via a brick wall and metal gate.

The rear garden has a paved patio, recently laid artificial lawn and brick outhouse.

### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, SKY AND VIRGIN

Broadband Speed -

Standard 12 mbps

Superfast 79 mbps

Ultrafast 1000 mbps

Phone Signal – O2, EE, THREE AND VODAFONE

Sewage – Mains supply

Flood Risk – No, surface water

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

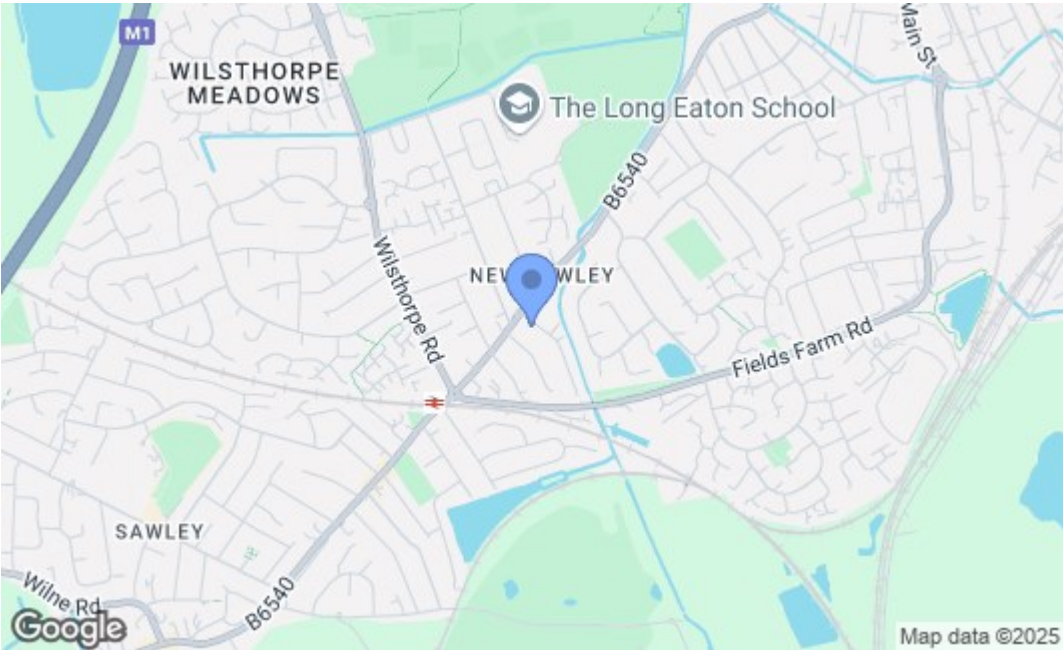
### Directions

### Council Tax

Erewash Borough Council Band



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		
England & Wales 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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> 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.