

# Robert Ellis

*look no further...*



Ruskin Avenue,  
Long Eaton, Nottingham  
NG10 3LD

**£174,950 Freehold**

0115 946 1818



/robertellisestateagent



@robertellisea



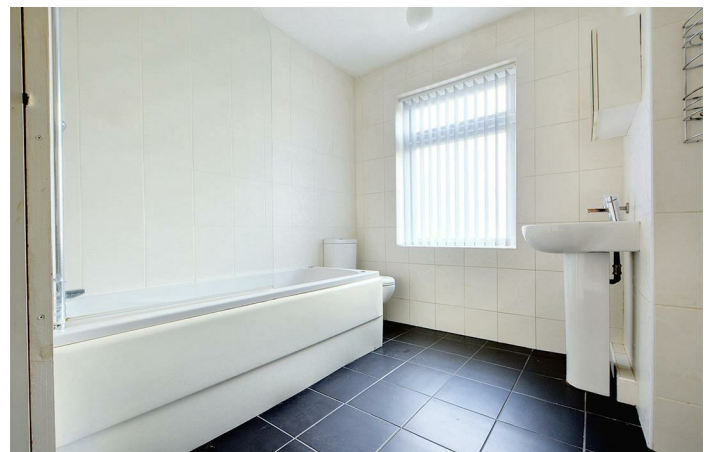


A TWO BEDROOM SEMI DETACHED HOUSE WITH A LARGE REAR GARDEN AND IS READY FOR A NEW OWNER TO STAMP THEIR OWN MARK.

Robert Ellis are pleased to bring to the market a great opportunity for a first time buyer or buy to let investor, ready for someone to stamp their own mark. The property offers a great space throughout with lovely features including a high ceilings, spacious rooms and a feature fireplace in one of the bedrooms. There is an extensive rear garden with patio and lawned area whilst boasting off road parking to the front of the property. The property is set on Ruskin Avenue, a fantastic spot for anyone looking to commute by Train, due to being within walking distance to the station. There is also a range of local shops and amenities within close proximity in addition to a variety of local schools. The property offers no onward chain.

The property offers huge potential throughout whilst also offering a great sized rear garden and a the huge bonus of off road parking. Internal accommodation briefly compromises of an box bay fronted lounge, dining room with an opening to the kitchen. To the first floor, there are two bedrooms a good sized bathroom.

The property is well placed for easy access to the Asda and Tesco superstores and many other retail outlets found in Long Eaton town centre, there are excellent local schools for all ages within walking distance, healthcare and sports facilities including the West Park Leisure Centre and adjoining playing fields and the transport links include J25 of the M1, Long Eaton station which is also only a few minutes walk from the property, East Midlands Airport and the A52 and other main roads which provide good access to Nottingham, Derby and other East Midlands towns and cities.



### Lounge

14'5 into bay x 12'2 approx (4.39m into bay x 3.71m approx)

Front entrance door, double glazed box bay window to the front, radiator, flame effect gas fire and surround, coving and door to:

### Dining Room

12'2 max x 11'11 approx (3.71m max x 3.63m approx)

Double glazed window to the rear, radiator, plasma effect electric fire, coving, stairs to the first floor and open to:

### Kitchen

8'4 x 9'10 approx (2.54m x 3.00m approx)

Double glazed window and door to the rear, wall and base units with work surfaces over, inset sink and drainer, radiator, coving, integrated electric oven, four ring gas hob and extractor over.

### First Floor Landing

Loft access hatch and doors to:

### Bedroom 1

12'2 max x 11'11 into wardrobes (3.71m max x 3.63m into wardrobes)

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

### Bedroom 2

12' x 8'11 approx (3.66m x 2.72m approx)

Double glazed window to the rear, radiator and feature fireplace.

### Bathroom

Double glazed window to the rear, tiled flooring, panelled Jacuzzi bath, low flush w.c., pedestal wash hand basin, fully tiled walls, chrome heated towel rail and cupboard housing the boiler.

### Outside

There is off road parking to the front and side gate leading to the rear garden.

The rear garden has a gravelled area, garden laid to lawn, brick outhouse, shed and panelled fencing to the boundaries.

### Directions

Proceed out of Long Eaton along Derby Road and at the traffic island turn left into Wilsthorpe Road. Continue over the two mini island and take the right hand turning into Ruskin Avenue and the property can be found on the right hand side as identified by our for sale board.

8381AMCO

### 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 5mbps Superfast 38mbps

Ultrafast 1000mbps

Phone Signal – EE, O2, Three, Vodafone

Sewage – Mains supply

Flood Risk – No, surface water very low

Flood Defenses – No

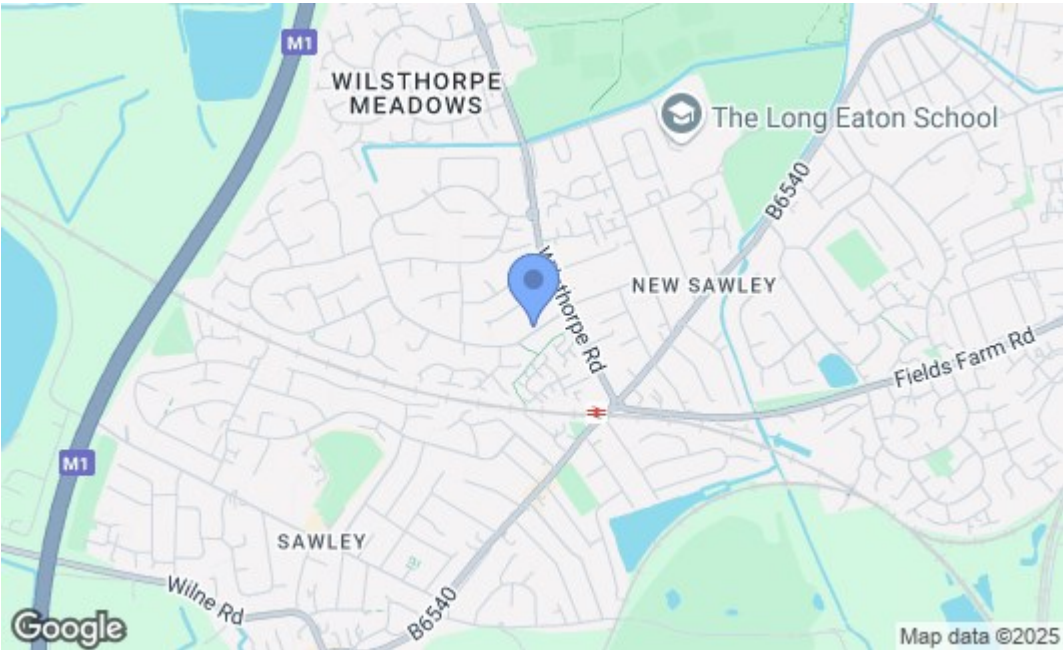
Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	56	
(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.