



Ravensdale Avenue,  
Long Eaton, Nottingham  
NG10 4GG

**Price Guide £180-185,000**  
**Freehold**





A TWO BEDROOM SEMI DETACHED HOUSE WITH TWO RECEPTION ROOMS.

Robert Ellis are delighted to offer to the market this semi detached home located just off College Street on Ravensdale Avenue. Ideal for a first time buyer, this property is conveniently located within easy access to a range of local shops and amenities. Access to the M1 and A52 is just a short distance away which provides access to Nottingham, Derby and also East Midlands Airport.

This semi detached home offers gas central heating and is an ideal first time buyers property. In brief the internal accommodation comprises of a bay fronted lounge and an open plan kitchen diner set to the rear of the property. To the first floor, there are two bedrooms with the master bedroom being a good size. There is also a modern bathroom located off the landing.

The property is well placed for easy access to excellent local schools for all ages, there are healthcare and sports facilities including West Park Leisure Centre and adjoining playing fields. The property is only a few minutes drive from the centre of Long Eaton where there are Asda, Tesco and Aldi stores, as well as many other retail outlets. There is a Co-Op convenience store on College Street. Excellent transport links include Junction 25 of the M1 which is only a few minutes drive away, East Midlands Airport, stations at Long Eaton and East Midlands Parkway, the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.





### Entrance Hall

Double glazed door to the side, wooden flooring, stairs to the first floor, doors to the lounge and dining room.

### Lounge

13'11" x 13'6" into bay approx (4.24m x 4.11m into bay approx)

Double glazed bay window to the front, laminate flooring, radiator, circular feature window to the front, coving, log burner (not tested).

### Dining Room

13'9" x 12'3" approx (4.19m x 3.73m approx)

Double glazed French doors to the rear, wooden flooring, radiator, built-in understairs cupboard, exposed brick fireplace surround, inset log burner (not tested), opening through into:

### Kitchen

11'11" x 6'10" approx (3.63m x 2.08m approx)

Double glazed windows to the rear and side, matching wall and base units with work surfaces over, stainless steel sink and drainer, part tiled walls, laminate flooring, integrated electric oven, four ring gas hob, extractor over and integrated fridge/freezer.

### First Floor Landing

Loft access hatch and doors to:

### Bedroom 1

12'1" x 14' approx (3.68m x 4.27m approx)

Double glazed window to the front and a radiator.

### Bedroom 2

7' x 9' approx (2.13m x 2.74m approx)

Double glazed window to the rear and a radiator.

### Bathroom

Double glazed window to the rear, radiator, low flush w.c., pedestal wash hand basin, vinyl flooring, radiator, panelled bath, wall mounted electric shower and cupboard housing the boiler.

### Outside

Low maintenance frontage providing access and pathway to the side entrance door.

There is a decked area to the rear garden leading to a lawned garden with panelled fencing.

### Directions

Proceed out of Long Eaton along Derby Road taking the right hand turn into College Street. Continue along College Street for a fair distance and Ravensdale Avenue can be found as a turning on the left hand side, continue along and the property can be found on the left hand side.

8375AMCO

### 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 10mbps Superfast 80mbps

Ultrafast 1800mbps

Phone Signal – 02, EE, Three, Vodafone

Sewage – Mains supply

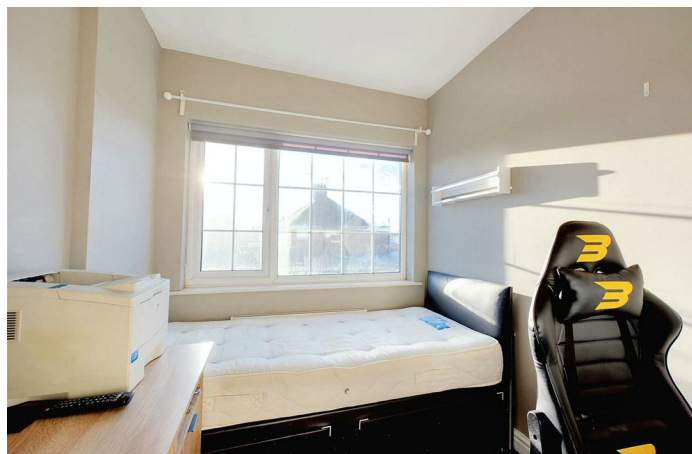
Flood Risk – No, surface water medium

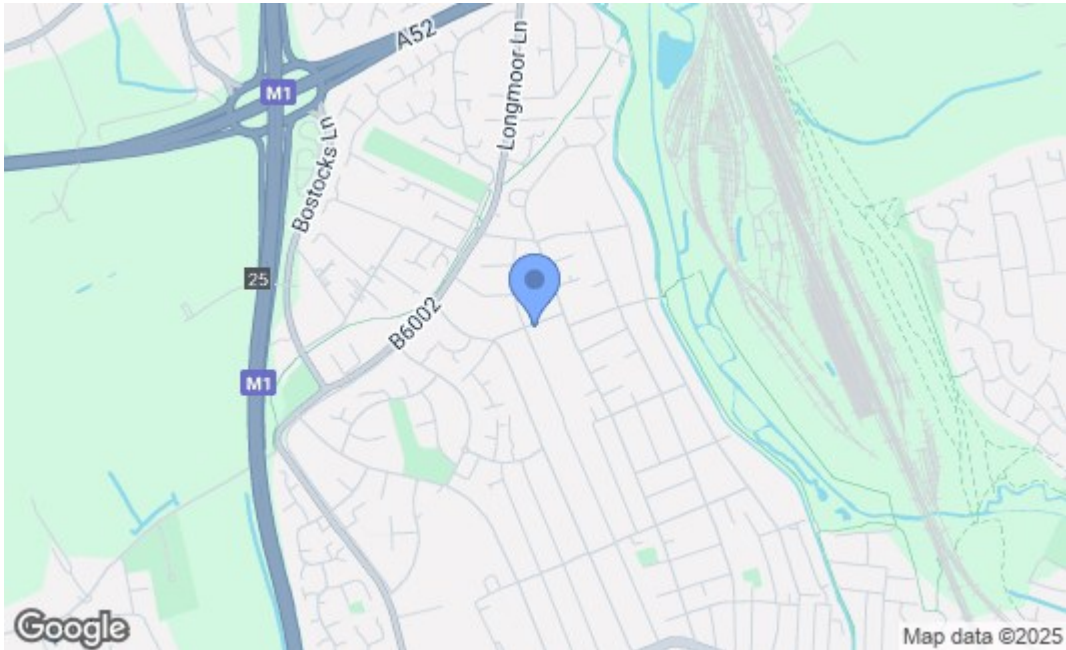
Flood Defenses – No

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		86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	46	
(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.