

Robert Ellis

look no further...



Myrtle Avenue,
Long Eaton, Nottingham
NG10 3LY

£245,000 Freehold

0115 946 1818



/robertellisestateagent



@robertellisea

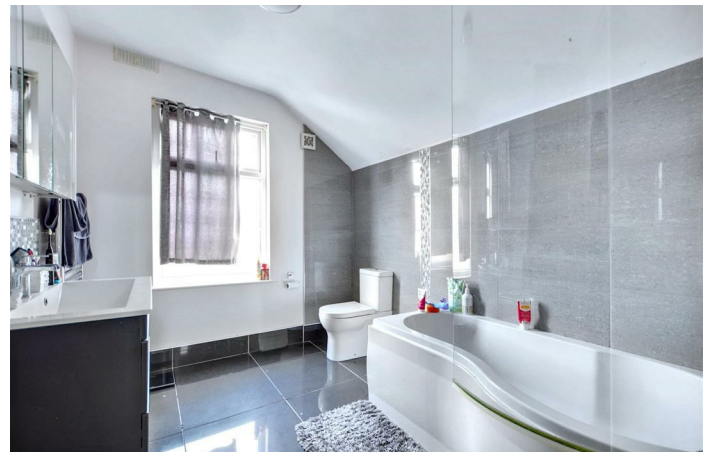


A SPACIOUS THREE BEDROOM SEMI DETACHED PROPERTY WITH A LARGER THAN AVERAGE REAR GARDEN.

Robert Ellis are extremely pleased to bring to the market this three bedroom semi detached property offering lovely ground floor accommodation with an extended kitchen which then leads onto the garden. There are three good size bedrooms, one which is in the attic and a large family size bathroom. Both the kitchen and bathroom have been upgraded and have floor and ceiling lights.

The property derives the benefit of gas central heating and double glazing and briefly comprises two reception rooms, kitchen and to the first floor two bedrooms and family bathroom and second floor to the third bedroom. Outside there is a larger than average rear garden. An early internal viewing comes highly recommended.

The property is within easy reach of Long Eaton town centre where there are Asda, Tesco and Aldi stores as well as many other retail outlets, there is a Sainsbury's convenience store on Tamworth Road, schools for all ages are within easy reach of the house, there are healthcare and sports facilities including the West Park Leisure Centre and adjoining playing fields and the transport links include junctions 24 and 25 of the M1, Long Eaton and East Midlands Parkway stations, East Midlands Airport and the A52 and other main roads, all of which provide good access to Nottingham, Derby and other East Midlands towns and cities.



Lounge

14'4 x 12'5 into bay approx (4.37m x 3.78m into bay approx)
UPVC double glazed front entrance door, UPVC double glazed bay window to the front, radiator, coving to ceiling, ceiling rose, gas fire with hearth and surround, power points with USB sockets, laminate flooring:

Inner Lobby

Access to understairs storage with light and shelving. Open archway to:

Dining Room

14'4 x 11'10 approx (4.37m x 3.61m approx)
Radiator, UPVC double glazed window to the rear, laminate flooring, power points with USB sockets, dual log burner and door to stairs and archway to:

Lobby

UPVC double glazed door to the side and stairs leading to landing.

Kitchen

21'10 x 7'8 approx (6.65m x 2.34m approx)
With a range of high gloss cream wall, base and drawer units with roll edged work surfaces, integrated double oven, hob and extractor hood, integrated microwave, dishwasher, washing machine and fridge freezer, stainless steel sink and drainer, tiled walls and splashbacks, tiled floor with light, recessed lighting, two UPVC double glazed windows to the side, power points with USB sockets, UPVC double glazed door to the rear, two sky light windows.

First Floor Landing

With doors to:

Bedroom 1

11'7 including wardrobes x 8'7 (3.53m including wardrobes x 2.62m)
UPVC double glazed window to the front, power points with USB sockets, radiator and fitted wardrobes.

Bedroom 2

12' including wardrobes x 9'4 (3.66m including wardrobes x 2.84m)
UPVC double glazed window to the rear, power points with USB sockets, radiator and fitted wardrobes.

Bathroom

A white three piece suite comprising 'P' shaped panelled bath with mains fed power shower over, low flush w.c., floating wash hand basin with vanity cupboard under and wall mounted cupboard over with movement sensor lighting, heated towel rail, UPVC double glazed window to the rear, tiled walls and splashbacks, tiled floor with lighting.

Second Floor

Leading to:

Bedroom 3

16'4 x 12' approx (4.98m x 3.66m approx)
Recessed lighting, radiator, power points, UPVC double glazed window to the side and a sky light window.

Outside

The property is set back from the road with composite fencing and patio slabs providing access to front door, secure side gated access to the larger than average garden at the rear. The rear garden has a sandstone patio and composite, covered decked area, this then provides access to the lawn and further patio area. There are electric and water pipes to the bottom of the garden where there is hard standing for a cabin or garage. All enclosed with recent fencing to the boundaries, movement detector lights to all sides of the garden and outside water tap.

Recently refenced, composite decking which is also sheltered.

Directions

Proceed out of Long Eaton along Tamworth Road and after passing the canal bridge Myrtle Avenue can be found as a turning on the right hand side.

8464AMCO

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

Broadband Speed - Standard 12mbps Superfast 80mbps Ultrafast 1800mbps

Phone Signal – EE, 02, Vodafone, 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





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			
		63	81
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.