Robert Ellis

look no further...

Chesterfield Avenue,
Long Eaton, Nottingham
NG10 2DT

Price Guide £180-190,000

Freehold

0115 946 1818

/robertellisestateagent @robertellisea

A THREE BEDROOM SEMI DETACHED HOUSE IN NEED OF RENOVATION.

Robert Ellis are delighted to offer to the market this three bedroom semi detached property in Long Eaton. The property offers an ideal opportunity for anyone looking to completely renovate a home or seeking an investment opportunity. Positioned in a great spot within Long Eaton, ideally located with a variety of local shops and amenities on offer including supermarkets and the train station that is easily accessible via a short car journey. The property stands well from the front and offers the huge bonus of off road parking and a good sized rear garden.

As previously mentioned, the property requires upgrading throughout including aspects such as the kitchen, bathroom and central heating amongst more, but also comes as a great opportunity in order to make the property their own. In brief the internal accommodation comprises of a porch, hallway, lounge, kitchen and bathroom to the ground floor. To the first floor there are three bedrooms.

The property is within easy reach of the Asda, Tesco and Aldi stores and many other retail outlets found in the centre of Long Eaton, there are excellent schools for all ages within easy reach of the house, healthcare and sports facilities which includes the well regarded Clifford Gym in the centre of Long Eaton and West Park Leisure Centre and adjoining playing fields also being only a short drive away, walks at Meadow Lane and along the banks of the River Trent which leads to Attenborough Nature Reserve and the excellent transport links include junctions 24 and 25 of the M1, East Midlands Airport, stations at Long Eaton and East Midlands Parkway and the A52 and other mains roads provide good access to Nottingham, Derby and other East Midlands towns and cities.

Porch
Double glazed door to the front.

Hallway
Double glazed door to the front, stairs to the first floor, laminate flooring, door to rear garden and doors to:

Lounge
16'8 x 12'2 approx (5.08m x 3.71m approx)
Double glazed windows to the front and rear, laminate flooring, gas fire (not tested).

Kitchen
10' x 7'8 approx (3.05m x 2.34m approx)
Double glazed window to the side, matching wall and base units with work surfaces over, inset stainless steel sink and drainer.

Bathroom
Double glazed window to the rear, low flush w.c., wooden panelled bath, pedestal wash hand basin.

First Floor Landing
Access hatch to the loft and doors to:

Bedroom 1
16'8 x 10'2 approx (5.08m x 3.10m approx)
Double glazed windows to the front and rear.

Bedroom 2
16'1 x 11'6 approx (4.90m x 3.51m approx)
Double glazed window to the front.

Bedroom 3
8'5 x 8' approx (2.57m x 2.44m approx)
Double glazed window to the rear.

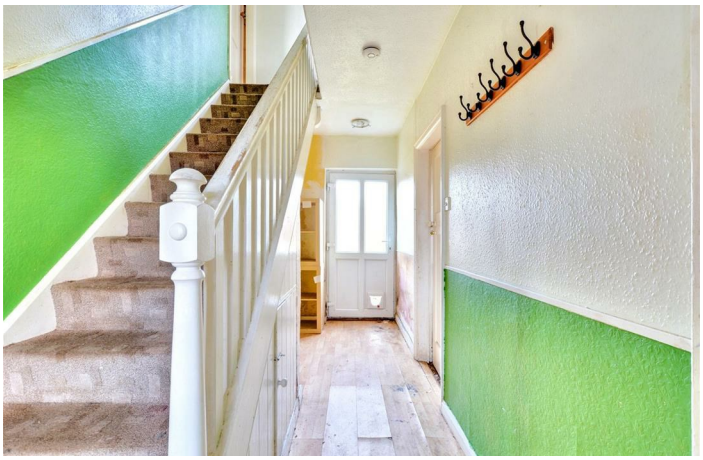
Outside
There is off road parking to the front with a gravelled garden having wrought iron fencing to the boundaries.

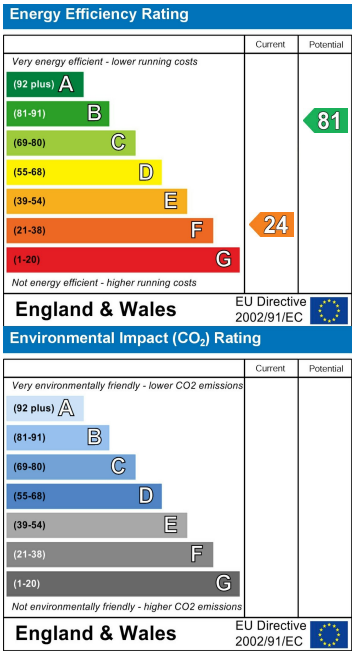
The rear garden is in need of attention, enclosed with panelled fencing, railway sleepers and timber summerhouse which requires attention.

Directions
Proceed out of Long Eaton along Nottingham Road and take the right turning into Conway Street and continue to the end and into Chesterfield Avenue where the property can be found on the left hand side.
8426AMCO

Council Tax
Erewash Borough Council Band A

Additional Information
Electricity – Mains supply
Water – Mains supply
Heating – Electric
Septic Tank – No
Broadband – BT, Sky
Broadband Speed - Standard 15mbps Superfast 54mbps Ultrafast 1000mbps
Phone Signal – EE, 02, Three, Vodafone
Sewage – Mains supply
Flood Risk – No, surface water low
Flood Defenses – No
Non-Standard Construction – No
Any Legal Restrictions – No
Other Material Issues – No





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.

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