



Wyvern Avenue,
Long Eaton, Nottingham
NG10 1AG

Price Guide £275-280,000

Freehold



A THREE BEDROOM SEMI DETACHED HOUSE WHICH HAS BEEN FULLY REFURBISHED AND IS BEING SOLD WITH NO UPWARD CHAIN.

Robert Ellis are pleased to bring to the market this deceptively spacious traditional semi detached family home which has been recently refurbished and is deal for the first time buyer or family. Being situated on a generous size plot in a popular residential location on Wyvern Avenue, there is great access to Long Eaton train station, the M1 and A52 road networks as well as easy access to Long Eaton town centre. We encourage an internal viewing to appreciate all this property has to offer.

The property is constructed of brick to the external elevation all under a new pitched tiled roof and derives the benefits of gas central heating with a new boiler and new double glazing. In brief the accommodation comprises of an entrance hall, lounge with a bay window leading to the newly fitted open plan dining kitchen having built-in cooking appliances, utility and ground floor w.c. off. To the first floor there are three good size bedrooms and a newly fitted three piece bathroom. To the front there is off road parking which leads to the rear garden which has a lawn, patio areas and fencing to the boundaries.

The property is within easy reach of many local amenities and facilities including the Asda and Tesco superstores as well as the many other retail outlets found in Long Eaton town centre, schools for all ages, healthcare and sports facilities and excellent transport links including J25 of the M1, Long Eaton Station, East Midlands Airport and the A52 and other main roads which provide good access to both Nottingham and Derby.



Entrance Hallway

With a composite door to the front, stairs to the first floor, ceiling light point, wall mounted radiator, modern internal panelled door to:

Living Room

12'7 x 12'3 approx (3.84m x 3.73m approx)

UPVC double glazed bay window to the front, wall mounted double radiator, ceiling light point, understairs storage cabinet and internal door to:

Open Plan Dining Kitchen

15'6 x 11'5 approx (4.72m x 3.48m approx)

With a range of contemporary wall and base units incorporating a laminate work surface over, 1½ bowl stainless steel sink with swan neck mixer tap above, integrated oven with four ring stainless steel gas hob above and stainless steel extractor hood over, recessed spotlights to the ceiling, integrated dishwasher, space and point for a free standing fridge freezer, UPVC double glazed French doors to the rear garden, additional UPVC double glazed window to the side, ample space to dining table and panelled door to:

Utility Area

12'10 x 5'11 approx (3.91m x 1.80m approx)

Base units incorporating a work surface over, space and plumbing for an automatic washing machine, extractor fan, tiling to the floor and ceiling light point. Panelled door to:

Ground Floor w.c.

UPVC double glazed window to the side, low flush w.c., vanity wash hand basin with storage cupboard below and tiled splashback, tiling to the floor.

First Floor Landing

UPVC double glazed window to the side, loft access hatch, wall mounted radiator and panelled doors to:

Bedroom 1

12'6 x 11'7 approx (3.81m x 3.53m approx)

UPVC double glazed window to the rear, wall mounted radiator, ceiling light point.

Bedroom 2

12'3 x 8'4 approx (3.73m x 2.54m approx)

UPVC double glazed bay window to the front, ceiling light point, wall mounted radiator.

Bedroom 3

10'11 x 6'5 approx (3.33m x 1.96m approx)

UPVC double glazed window to the rear, wall mounted radiator, ceiling light point.

Bathroom

6'6 x 7'1 approx (1.98m x 2.16m approx)

UPVC double glazed window to the front, modern three piece suite comprising of a panelled bath with mains fed shower above incorporating a rainwater shower head, vanity wash hand basin with storage drawers below, low flush w.c., chrome heated towel rail, extractor fan, recessed spotlights to the ceiling, tiled splashbacks, tiling to the floor.

Outside

To the front of the property there is a driveway providing off road parking, secure gated access to the side leading to the larger than average enclosed garden. To the rear there is a large enclosed garden being laid mainly to lawn with fencing to the boundaries and large patio areas to either end.

Directions

Proceed out of Long Eaton along Tamworth Road and just prior to the canal bridge turn left into Wyvern Avenue and the property can be found on the right.

8504AMMP

Agents Notes

The EPC for the property was carried out prior to any improvement works.

There are some AI images on this property.

Council Tax

Erewash Borough Council Band B

Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky

Broadband Speed - Standard 12mbps Superfast 76mbps

Ultrafast 1800mbps

Phone Signal – EE, O2, Vodafone, Three

Sewage – Mains supply

Flood Risk – No, surface water very low

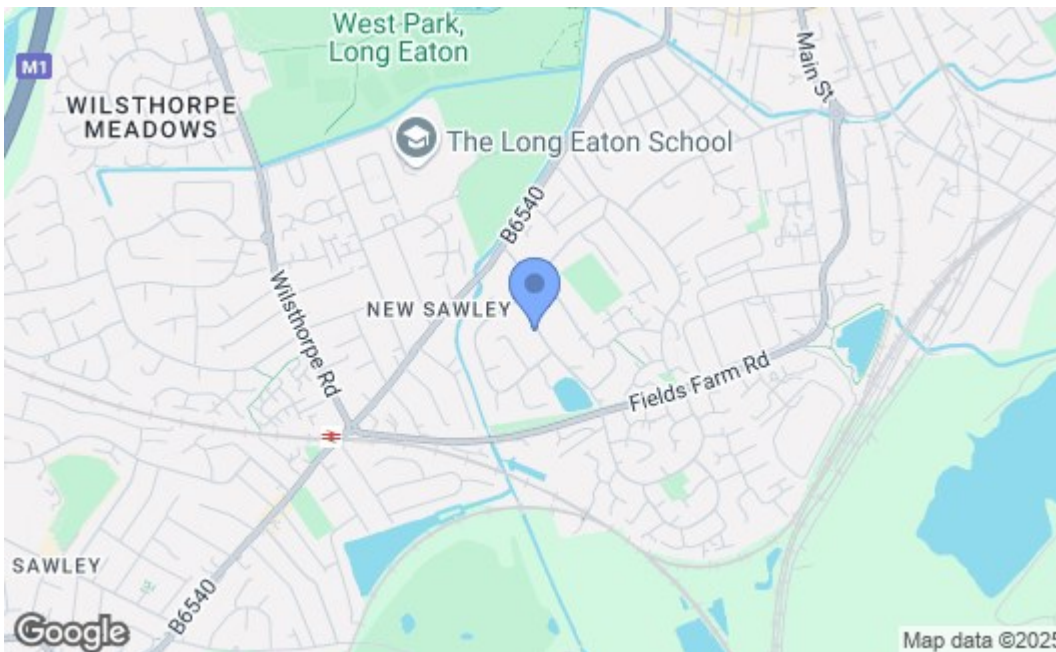
Flood Defenses – No

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			89
(81-91) B			
(69-80) C		66	
(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 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.