



Royal Avenue,  
Long Eaton, Nottingham  
NG10 1NU

**£250,000 Freehold**



A THREE BEDROOM SEMI DETACHED HOUSE FOUND ON A GOOD SIZE PLOT.

Robert Ellis are delighted to offer to the market this rare opportunity to purchase a property situated on Royal Avenue. The location is without doubt something that will set this property apart from the rest, Tucked away at the end of Royal Avenue, you have fantastic walks and scenery around the River Erewash on your doorstep which provides that semi rural feeling whilst just being a stones throw from Long Eaton town centre and local supermarkets. The property sits on a good size plot with a good sized rear garden that boasts a detached garage and also studio which would be perfect as a social area, office, music studio or for any hobbies you may have including art or painting. Internally, the property is well presented throughout and boasts an open plan kitchen diner opening to the rear garden in addition to a bay fronted lounge and three bedrooms on offer to the first floor. The property also offers no onward chain.

This semi detached home is of brick construction and arrives to the market with the bonus of offering no onward chain. Internal accommodation briefly compromises of an entrance hallway leading to the lounge and kitchen diner which comes with integrated appliances. To the first floor, there are three bedrooms and a bathroom.

The property is found within walking distance of the amenities and facilities offered by Long Eaton which include the Asda, Tesco, Lidl and Aldi stores along with numerous other retail outlets found along the high street, there are schools for all ages, healthcare and sports facilities and the excellent transport links include J25 of the M1, Long Eaton train station, East Midlands Airport and the A52 to Nottingham and Derby.



### Entrance Hall

Double glazed door to the front, oak flooring, stairs to the first floor, radiator and doors to:

### Lounge

Double glazed box bay window to the front, oak flooring, coving and a radiator.

### Kitchen Diner

Double glazed window to the rear and side, double glazed patio doors to the rear, matching wall and base units with work surfaces over, inset sink and drainer with pre-wash mixer tap, integrated electric oven, four ring gas hob with extractor over, integrated dishwasher and fridge freezer. Feature vertical radiator, brick chimney breast with built-in cupboards either side, wood flooring and ample space for a dining table.

### First Floor Landing

Double glazed window to the side, loft access hatch and doors to:

### Bedroom 1

Double glazed window to the rear and a radiator.

### Bedroom 2

Double glazed window to the front and a radiator.

### Bedroom 3

Double glazed window to the front and a radiator.

### Bathroom

Fully tiled walls, panelled bath, low flush w.c. and pedestal wash hand basin, chrome heated towel rail.

### Loft Room

With drop down ladders, velux window and radiator.

### Outside

To the front of the property there is a mature garden with shrubbery laid mainly to lawn and trees, pathway to the front entrance door.

The rear garden is enclosed with panelled fencing, lawned garden, patio area.

### Garden Room

Purpose built outhouse, ideal for a studio, photography, home office or gaming room. Double glazed window and French doors to the front.

### Garage

Up and over door.

### Directions

Proceed out of Long Eaton along Derby Road and turn right into Cranmer Street. Proceed to the end and turn left into Hemlock Avenue, right into Willow Avenue and at the junction left into Royal Avenue where the property can be found on the left hand side.

8580AMMP

### 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 28mbps Ultrafast 1800mbps

Phone Signal – EE, 02, Vodafone, Three

Sewage – Mains supply

Flood Risk – No, surface water low

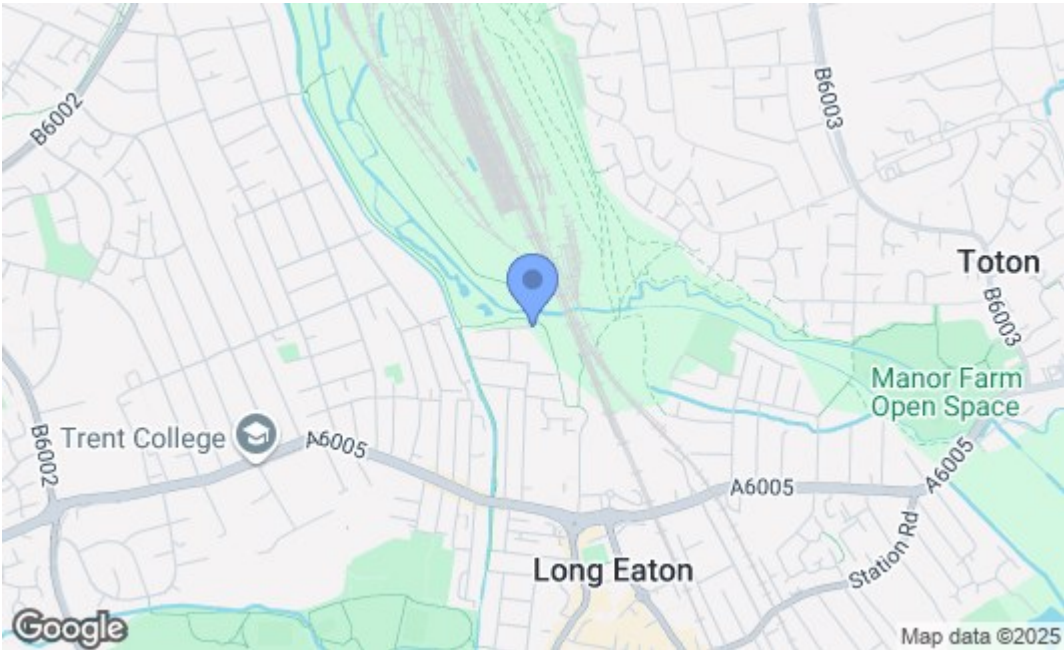
Flood Defenses – No

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		
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.