

Robert Ellis

look no further...



Sandford Avenue,
Long Eaton, Nottingham
NG10 1BQ

O/I/R £169,950 Freehold

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/robertellisestateagent



@robertellisea

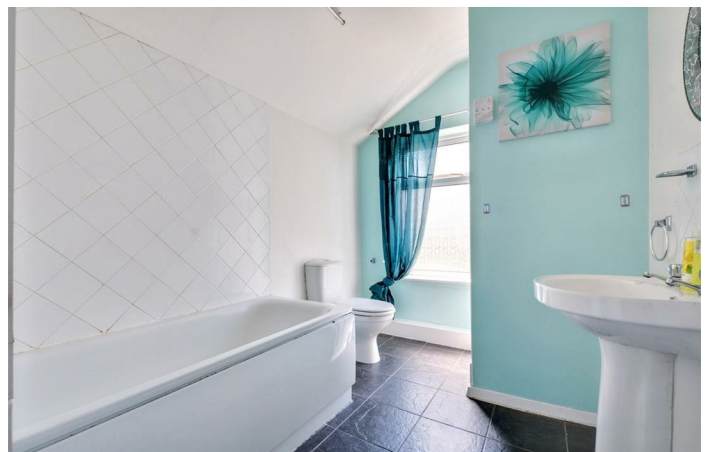
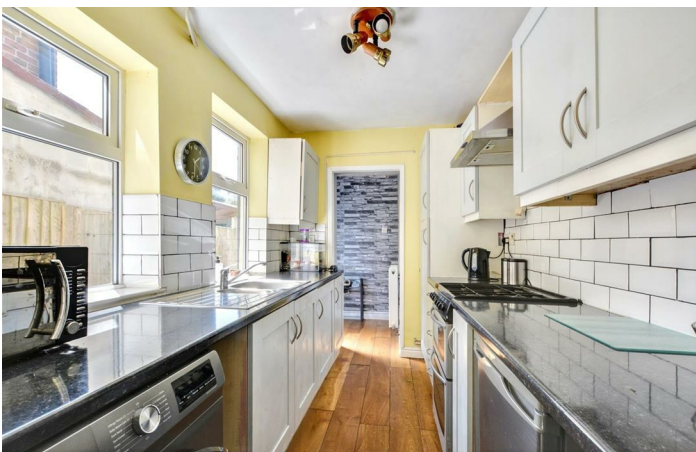


A WELL PRESENTED AND SPACIOUS, TWO DOUBLE BEDROOM END-TERRACED PROPERTY WITH AN ATTIC ROOM, TWO RECEPTION ROOMS AND ENCLOSED GARDEN.

Robert Ellis are delighted to bring to the market this superb example of a two double bedroom end-terraced house with an attic room. The property is constructed of brick to the external elevations and benefits double glazing and gas central heating throughout. Ideal for a wide range of buyers, we highly recommend an internal viewing to appreciate the property and location on offer.

In brief, the property comprises a Lounge, dining room, kitchen and downstairs WC. To the first floor, the landing leads to two double bedrooms and a three piece family bathroom suite with access into the attic room through the second bedroom. To the exterior, there is an enclosed garden with a patio area and artificial turf.

Located in the popular residential town of Long Eaton, close to a wide range of local schools, shops and parks and within walking distance to Long Eaton town centre where there are further shops, supermarkets and healthcare facilities. There are fantastic transport links available such as nearby bus stops and easy access to major road links including the M1, A50 and A52 to both Nottingham and Derby with East Midlands Airport and local train stations just a short drive away.



Lounge

11'9 x 11'0 (3.58m x 3.35m)

uPVC double glazed window overlooking the front, carpeted flooring, radiator, electric fire, textured ceiling, ceiling light.

Dining Room

11'6 x 11'9 (3.51m x 3.58m)

uPVC double glazed window overlooking the rear, carpeted flooring, radiator, built in storage cupboard, textured ceiling, ceiling light.

Kitchen

9'6 x 6'2 (2.90m x 1.88m)

uPVC double glazed window overlooking the side, laminate flooring, space for washing machine, space for fridge, freestanding cooker, extractor fan, painted plaster ceiling, ceiling light.

Rear Hall

4'0 x 4'1 (1.22m x 1.24m)

uPVC double glazed patterned door leading to the rear garden, laminate flooring, radiator, painted plaster ceiling, ceiling light.

Downstairs WC

1'9 x 4'1 (0.53m x 1.24m)

uPVC double glazed patterned window overlooking the rear, vinyl flooring, WC, painted plaster ceiling, ceiling light.

Landing

Carpeted flooring, painted plaster, ceiling light.

Bedroom One

12'0 x 11'0 (3.66m x 3.35m)

uPVC double glazed window overlooking the front, carpeted flooring, radiator, painted plaster ceiling, ceiling light.

Bedroom Two

8'8 x 11'7 (2.64m x 3.53m)

uPVC double glazed window overlooking the rear, laminate flooring, radiator, painted plaster ceiling, access into the attic room

Family Bathroom

6'3 x 9'2 (1.91m x 2.79m)

uPVC double glazed patterned window overlooking the rear, tiled flooring, WC, pedestal sink, bath with mixer tap and shower over the bath, wall mounted boiler in cupboard, painted plaster ceiling, ceiling light.

Attic Room

7'5 x 11'9 (2.26m x 3.58m)

Velux window, laminate flooring, painted plaster ceiling, ceiling light.

Outside

To the front, the property is set back from the pavement via a small low maintenance garden and to the rear, there is an enclosed and low maintenance garden with a patio area and artificial turf.

Directions

Proceed out of Long Eaton along Tamworth Road, turning left into St Johns Street opposite the fire station. Take the left turning into Cobden Street and the right turning into Sandford Avenue where the property can be found on the right hand side.

8645RS

Council Tax

Erewash Borough Council Band

Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, SKY AND VIRGIN

Broadband Speed - Standard

Standard 15 mbps

Superfast 40 mbps

Ultrafast 1800 mbps

Phone Signal – O2, EE, THREE AND VODAFONE

Sewage – Mains supply

Flood Risk – No, surface water

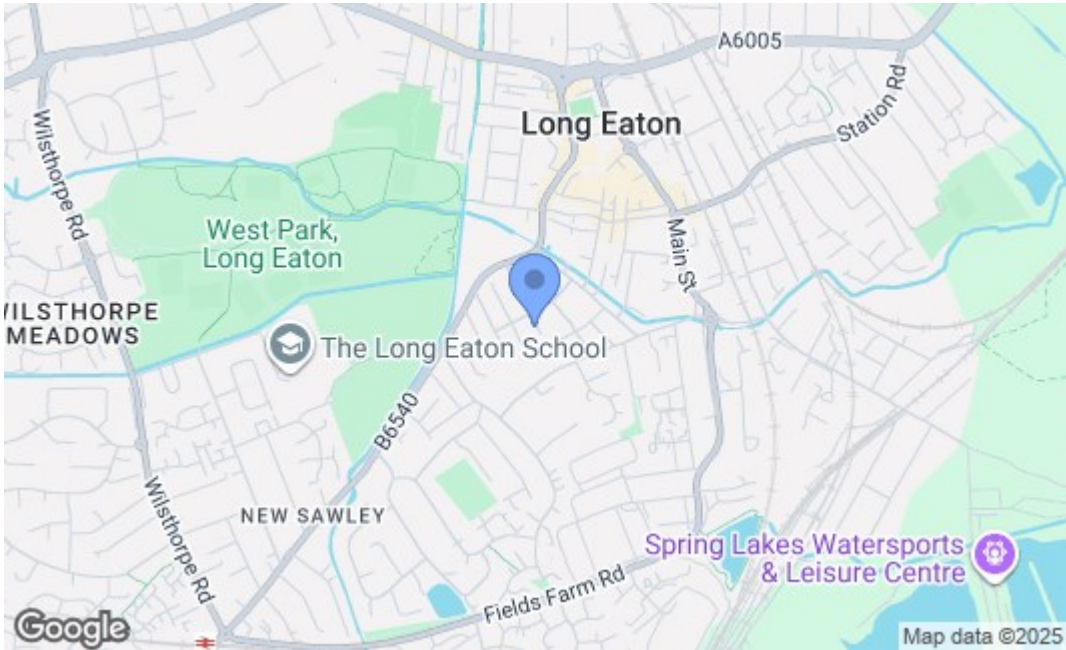
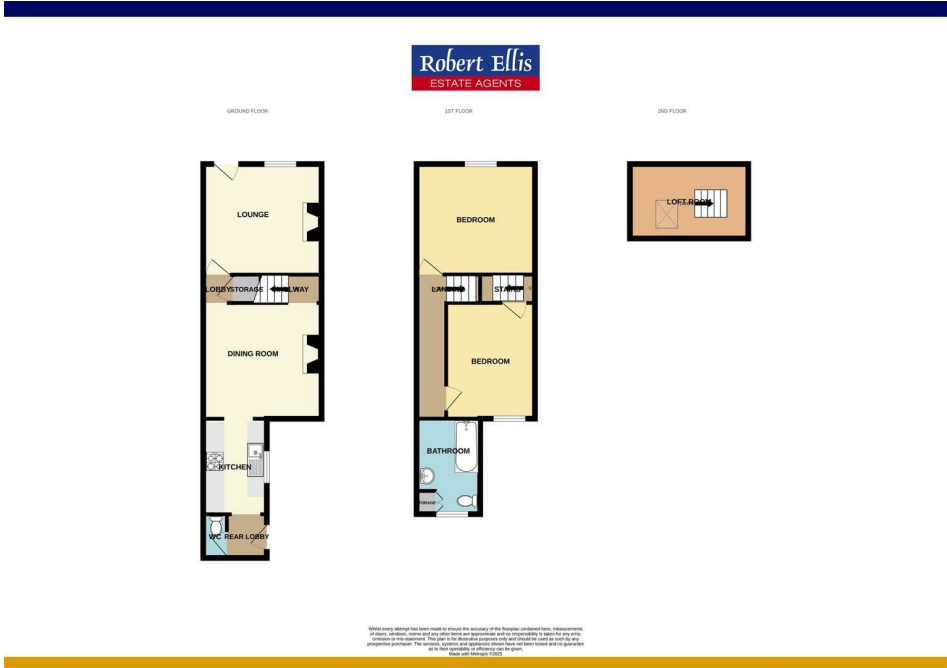
Flood Defenses – No

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 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.