Robert Ellis

look no further...

Kirkwhite Avenue,
Long Eaton, Nottingham
NG10 1BS

£120,000 Freehold

0115 946 1818

/robertellisestateagent @robertellisea

A TWO BEDROOM MID PROPERTY IDEAL FOR THE FIRST TIME BUYER OR INVESTOR.

Robert Ellis are pleased to offer to the market two bedroom property situated just a short distance from Long Eaton Town Centre and the train station, ideal for frequent commuters. The property itself requires updating but is ideal for a first time buyer looking to make their own mark on a property by completing a renovation, but also a great investment opportunity including buy to let due to its prominent central location. The property is a great size and also offers the huge bonus of an upstairs bathroom.

This property is of brick construction and internal accommodation briefly comprises of a living room, inner hallway, dining room and kitchen to the ground floor. To the first floor, there are two bedrooms and a bathroom.

Being situated on Kirkwhite Avenue the property is found within walking distance of the Asda, Tesco, Lidl and Aldi stores along with numerous other retail outlets found along the high street, there are schools for all ages within walking distance, healthcare and sports facilities including the West Park Leisure Centre and adjoining playing fields, excellent transport links include J25 of the M1, Long Eaton train station, East Midlands Airport and the A52 to Nottingham and Derby.

Living Room
14'2 x 11'11 max approx (4.32m x 3.63m max approx)
UPVC double glazed bay window and door to the front, radiator, feature fireplace, carpeted flooring and door to:

Inner Hall
Stairs to the first floor and door to:

Dining Room
12' x 11'max approx (3.66m x 3.35mmax approx)
UPVC double glazed window to the rear elevation, an in-built cupboard, a radiator, and carpeted flooring.

Kitchen
9'3 x 6'5 approx (2.82m x 1.96m approx)
With a range of fitted wall, base and drawer units with work surfaces over, inset stainless steel sink and drainer with a mixer tap, an integrated oven, gas ring hob and extractor fan, space and plumbing for a washing machine, a wall-mounted boiler, radiator, tiled splashback, vinyl flooring, UPVC double glazed window to the side elevation and a UPVC door opening to the rear garden.

First Floor Landing
Carpeted flooring and doors to:

Bedroom 1
12'1 x 11'11 max approx (3.68m x 3.63m max approx)
UPVC double glazed window to the rear, radiator, carpeted flooring and access into the bathroom.

Bedroom 2
12' x 11' max approx (3.66m x 3.35m max approx)
UPVC double glazed window to the front, radiator, an in-built cupboard and carpeted flooring.

Bathroom
9'2 x 6'5 approx (2.79m x 1.96m approx)
UPVC double glazed obscure window to the rear, a low level flush w.c., pedestal wash basin, panelled bath with a wall-mounted electric shower fixture, extractor fan, radiator, an in-built cupboard and carpeted flooring.

Outside
To the rear of the property is an enclosed mature garden with a fence panelled boundary, gated access and access into the brick built outbuilding.

Outbuilding
6'10 x 3'3 approx (2.08m x 0.99m approx)
With power and lighting, fitted base and wall unis with a worksurface over and a wooden door opening to the rear garden.

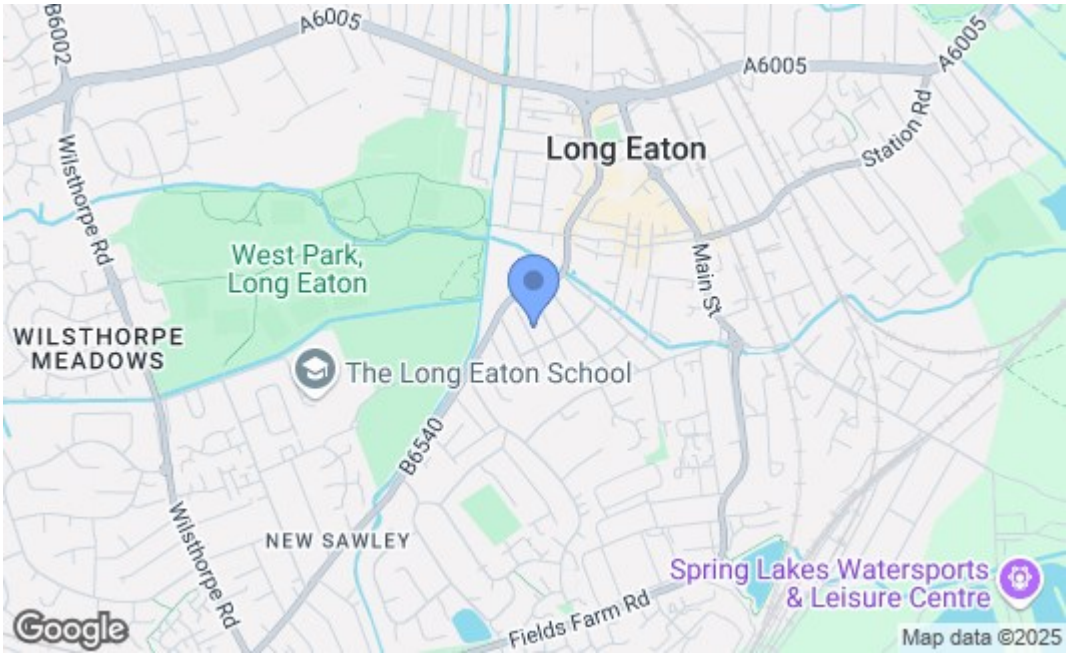
Outside w.c.
7'1 x 3'4 approx (2.16m x 1.02m approx)
Providing ample storage, lighting and a door opening to the rear garden.

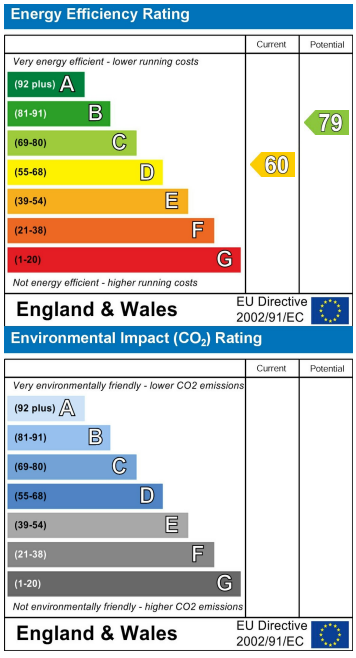
Directions
Proceed out of Long Eaton along Tamworth Road and turn left into St Johns Street after the fire station, left again into Kirkwhite Avenue and the property can be found on the left.
8573AMCO

Council Tax
Erewash Borough Council Band A

Agents Notes
There are AI images on this property

Additional Information
Electricity – Mains supply
Water – Mains supply
Heating – Gas central heating
Septic Tank – No
Broadband – Bt, Sky, Virgin
Broadband Speed - Standard 15mbps Superfast 76mbps Ultrafast 1800mbps
Phone Signal – 02, EE, Three, Vodafone
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





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.

5 Derby Road, Long Eaton, Nottingham, Nottinghamshire, NG10 1LU
longeaton@robertellis.co.uk
0115 946 1818