



Florence Avenue,  
Long Eaton, Nottingham  
NG10 2BE

**Price Guide £155-160,000**  
**Freehold**





A SUPERB TWO DOUBLE BEDROOM MID PROPERTY BEING SOLD WITH THE BENEFIT OF NO UPWARD CHAIN WITH DRIVEWAY AND GARDEN.

Robert Ellis are delighted to bring to the market a property which is situated in a popular cul-de-sac. The property has been rented and benefits from gas safety certificates and an up to date electrical inspection condition report. Being situated in the heart of Long Eaton, the property is within easy reach of the local amenities and facilities provided by the town centre, in particular being within the catchment for The Grange primary school, all of which has helped to make this such a popular and convenient place to live.

The property benefits from gas central heating and double glazing and in brief comprises of an entrance hall, front lounge, dining kitchen and lean-to, which is ideal for storage or garden room and to the first floor there are two spacious double bedrooms and family bathroom. Outside to the front there is parking for two cars and to the rear, a privately enclosed garden. An internal viewing is highly recommended for all that this property has to offer!

The property is within walking distance of the Asda and Tesco superstores and numerous other retail outlets provided by Long Eaton town centre, there are excellent schools for all ages which include The Grange infant and primary schools which is within walking distance of the house, there are health care and sports facilities which include the West Park Leisure Centre on the other side of Long Eaton with the adjoining playing field and park and the excellent transport links include J25 of the M1, East Midlands Airport, stations at Beeston, Long Eaton and East Midlands Parkway and there is the A52 and other main roads all of which provide good access to Nottingham, Derby and other East Midlands towns and cities.





### Entrance Hall

UPVC double glazed front entrance door, radiator, stairs to the first floor and door to:

### Lounge

11'12 x 11'2 approx (3.35m x 3.40m approx)

UPVC double glazed window to the front, radiator, Adam style fireplace with tiled hearth and door to:

### Breakfast Kitchen

14'3 x 11'4 approx (4.34m x 3.45m approx)

Wall, base and drawer units with work surface over, 1½ bowl sink and drainer with mixer tap, tiled walls and splashbacks, appliance space, integrated eye level double oven, gas hob and extractor hood over, radiator, plumbing for an automatic washing machine, UPVC double glazed window to the rear, rear exit door, door to understairs storage cupboard and door to a large pantry.

### Lean-to

9'5 x 5'7 approx (2.87m x 1.70m approx)

Windows and door to the rear.

### First Floor Landing

Access to the loft and doors to:

### Bedroom 1

15'9 x 11'2 approx (4.80m x 3.40m approx)

Two UPVC double glazed windows to the front, overstairs storage cupboard housing the gas central heating boiler and a radiator.

### Bedroom 2

11'3 x 8'8 approx (3.43m x 2.64m approx)

UPVC double glazed window to the rear and a radiator.

### Bathroom

A white three piece suite comprising of a P shaped bath with shower from the mains, pedestal wash hand basin, low flush w.c., tiled walls and splashbacks, radiator, UPVC double glazed window to the rear.

### Outside

To the front of the property there is a block paved driveway offering parking for two cars. There is side access leading to a privately enclosed rear garden which has been

designed for low maintenance, privately enclosed with fenced boundaries.

### Directions

Proceed out of Long Eaton along Nottingham Road and take the first left into Norfolk Road, right into Lansdown Grove and left into Florence Avenue where the property can be found on the left as identified by our for sale board.

### Council Tax

Erewash Borough Council Band A

### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband –

Broadband Speed - Standard mbps Superfast mbps

Ultrafast mbps

Phone Signal –

Sewage – Mains supply

Flood Risk – No, surface water

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No



GROUND FLOOR

1ST FLOOR

CONSERVATORY

KITCHEN/DINER

STORAGE

LIVING ROOM

STORAGE

ENTRANCE HALL

BEDROOM

BATHROOM

LANDING

BEDROOM

STORAGE

While every attempt has been made to ensure the accuracy of the description contained herein, measurements of space, condition, views and any other items are approximate and no responsibility is taken for any omission or misstatement. This plan is for guidance purposes only and should be used as such by the prospective purchaser. The images are for guidance only and should not be relied upon for planning purposes. Made with Mapbox (2021)



| 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                     |         |           |
|   | 65      | 80        |
| 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                         |         |           |

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