

Robert Ellis

look no further...



Oakleys Road,
Long Eaton, Nottingham
NG10 1FQ

Price Guide £270-280,000
Freehold

0115 946 1818



/robertellisestateagent



@robertellisea

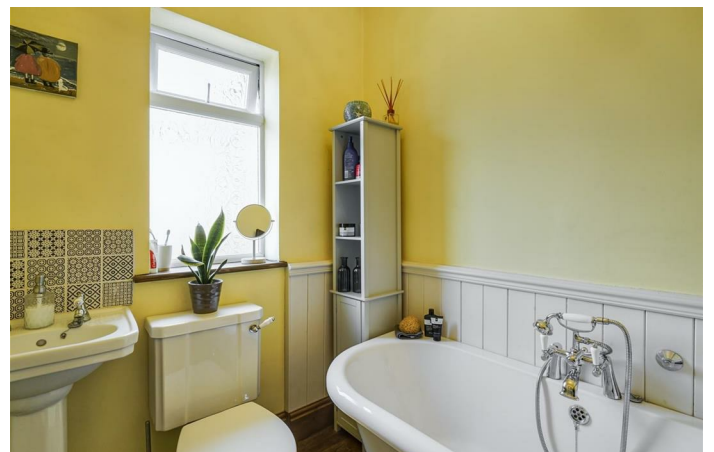


A BEAUTIFULLY PRESENTED THREE BEDROOM VICTORIAN TERRACED HOME.

Robert Ellis are pleased to present to the market this stunning Victorian mid-terraced property, offering a perfect blend of character and contemporary living. The home is immaculately presented throughout and features a mix of original and newly fitted elements, including elegant ceiling roses, decorative coving, kitchen, a modern ground floor bathroom suite, and an additional first-floor bathroom. This property is ideal for buyers looking for a move-in ready home in a convenient and well-connected location. Situated just a short walk from Long Eaton town centre, residents will enjoy easy access to a wide range of local amenities, shops, cafés, and excellent transport links to Nottingham City Centre. The property also falls within catchment for highly regarded schools, making it a great choice for families. Some of the main benefits of this property include a bright bay-fronted living room, a modern fitted kitchen, and a stylish ground floor shower room and a stunning landing providing access to all first floor accommodation. Externally, the property offers on-street parking to the front and a private, enclosed courtyard-style garden to the rear—perfect for low-maintenance outdoor living. An exceptional home in a prime location - early viewing is highly recommended.

This beautifully presented Victorian property offers a great location to local shops and whilst also boasting some fantastic internal features. Internal accommodation briefly comprises of a porch upon entry and hallway with original Victorian flooring. There are doors leading to the lounge and dining room and a modern kitchen with built in appliances and a shower room to the rear aspect. To the first floor, the stunning landing area provides access to three bedrooms, a dressing room and a main bathroom.

The property is extremely well placed for quick access to all the amenities and facilities provided by Long Eaton town centre which include the Asda, Tesco, Lidl and Aldi stores along with numerous other retail outlets located along the high street, schools for all ages, healthcare and sports facilities and excellent transport links which include J25 of the M1, Long Eaton Station, East Midlands Airport and the A52 providing direct links to Nottingham and Derby.



Porch

3'6 x 3'3 approx (1.07m x 0.99m approx)

Victorian tiled flooring and a single UPVC door providing access into the accommodation

Hall

12'4 x 3'5 approx (3.76m x 1.04m approx)

Original Victorian tiled flooring, carpeted stairs, a radiator, a dado rail, coving to the ceiling and a feature ceiling rose

Living Room

14'6 x 13' into bay approx (4.42m x 3.96m into bay approx)

The living room has wooden floor boards, a feature fireplace with a decorative surround, a TV point, a radiator, coving to the ceiling, a feature ceiling rose and a UPVC double glazed bay window to the front elevation

Dining Room

13'10 x 13'1 approx (4.22m x 3.99m approx)

The dining room has wooden floor boards, a recessed chimney breast alcove, a radiator and a UPVC double glazed window to the rear elevation

Kitchen

14'8 x 10' approx (4.47m x 3.05m approx)

The kitchen has a range of fitted base and wall units with quartz worktops, 1½ bowl firestone sink and drainer with a mixer tap, an oven with a hob, an extractor hood, an integrated dishwasher, space and plumbing for a washing machine, space for a fridge freezer, an in-built storage cupboard, a heated towel rail, a vertical radiator, recessed spotlights, wood-effect flooring, a UPVC double glazed window to the side elevation and a single UPVC door providing access to the rear garden

Shower Room

7'8 x 4'8 approx (2.34m x 1.42m approx)

The shower room has a low-level dual flush W/C, a pedestal wash basin with a stainless steel tap, a walk-in shower enclosure with a waterfall style and hand-held shower fixture, a glass shower screen, a chrome heated towel rail, tiled splashback, wood-effect flooring and recessed spotlights

First Floor Landing

23'8 x 5'6 approx (7.21m x 1.68m approx)

The landing has carpeted flooring, a radiator, a dado rail and provides access to the first floor accommodation

Bedroom 1

13' x 11'11 approx (3.96m x 3.63m approx)

The master bedroom has wooden floor boards, a radiator and a UPVC double glazed window to the front elevation

Bedroom 2

13'3 x 10'11 approx (4.04m x 3.33m approx)

The second bedroom has wooden floor boards, a radiator and a UPVC double glazed window to the rear elevation

Bedroom 3

10' x 8'3 approx (3.05m x 2.51m approx)

The third bedroom has carpeted flooring, a radiator and a UPVC double glazed window to the rear elevation

Dressing Room

8'2 x 3'4 approx (2.49m x 1.02m approx)

Carpeted flooring, access to the loft via the loft hatch and a UPVC double glazed window to the front elevation.

Bathroom

6'10 x 6'1 approx (2.08m x 1.85m approx)

The bathroom has wooden floor boards, a low-level flush W/C, a pedestal wash basin with stainless steel taps, tiled splashback, a clawfoot bath with central taps and a hand-held shower fixture, a heated towel rail, partially panelled walls and a UPVC double glazed obscure window to the side elevation

Outside

To the front of the property is a low-maintenance brick-walled garden and access to on-street parking.

To the rear of the property is a private enclosed courtyard-style garden with mature plants and shrubs, courtesy lighting, an outdoor tap and brick boundaries.

Directions

Proceed out of Long Eaton along Main Street and at the Tappers Harker island turn right into Oakleys Road. Continue along and the property can be found on the right hand side.

8740AMCO

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 16mbps Superfast 80mbps Ultrafast 1800mbps

Phone Signal – EE, 02, Vodafone, EE

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

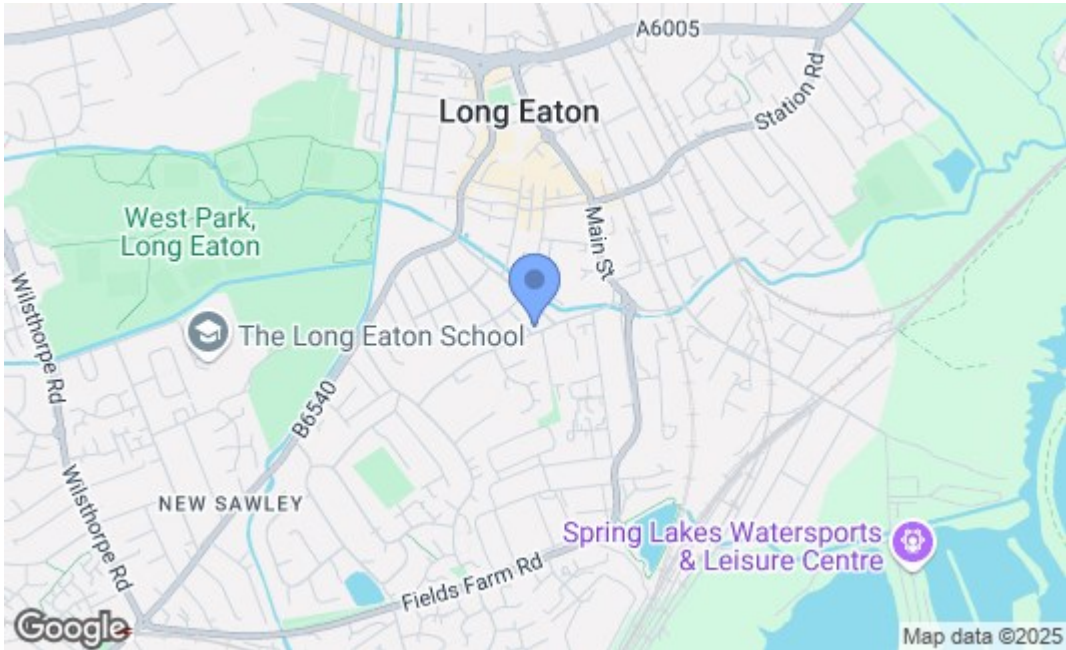
Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No



Robert Ellis
ESTATE AGENTS



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	68	
(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.