



Willoughby Avenue,  
Long Eaton, Nottingham  
NG10 4JL

**£240,000 Freehold**





A SPACIOUS AND WELL PRESENTED, THREE GENEROUSLY SIZED BEDROOM MID-TERRACED HOUSE WITH OFF STREET PARKING AND LOW MAINTENANCE REAR GARDEN, PERFECT FOR A WIDE RANGE OF BUYERS.

Robert Ellis are pleased to be instructed to market this superb example of a three bedroom mid-terraced house with off street parking and a low maintenance, private and enclosed rear garden. To the external elevations, the property is constructed of brick and benefits double glazing and gas central heating throughout and has been decorated and maintained by the current owners to a high standard. The property would be ideal for a wide range of buyers such as first time buyers, growing families or people who are looking to downsize alike and an internal viewing is highly recommended to appreciate the property and location on offer.

In brief, the property comprises a spacious lounge, open plan kitchen diner with integrated appliances and a downstairs bathroom. To the first floor, the landing leads to two generous bedrooms and an upstairs toilet. To the front, the property boasts off street parking via a driveway and to the rear, a private and enclosed low maintenance garden with artificial turf, raised flower beds, a patio area and storage shed.

Located in the popular residential town of Long Eaton, close to a wide range of local schools, shops and parks. Long Eaton town centre is just a short drive away whether further shops, supermarkets and healthcare facilities can be found. The property boasts fantastic transport links such as nearby bus stops and easy access to major road links such as the M1, A50 and A52 to both Nottingham and Derby with East Midlands Airport and Long Eaton train station being just a short drive away.



Composite front entrance door with decorative light panels opening into:

### Living Room

12'10" x 12'9" max approx (3.92m x 3.9m max approx)

UPVC double glazed window to the front, beams to the ceiling and ceiling spotlights, feature tiled wall, feature shelving with lights to the chimney recess, open fireplace with floating timber mantle, tiled insert and hearth, wall mounted anthracite vertical radiator and oak door to:

### Inner Hall

Stairs to the first floor and door to:

### Dining Kitchen

12'8" x 12'9" max approx (3.87m x 3.91m max approx)

UPVC double glazed window to the rear, UPVC panel and obscure glazed door to the rear, grey wall, base and drawer units with feature black fittings, wooden work surfaces over and a breakfast bar, tiled splashback, inset composite sink and drainer, integrated Bosch electric oven, stainless steel four ring gas hob with a tiled splashback and stainless steel Bosch extractor over having downlights to either side, plinths with spotlights, space and plumbing for a washing machine, integrated fridge freezer, feature tiled wall, grey wood effect laminate flooring and wall mounted vertical radiator. Oak door into:

### Bathroom

Obscure UPVC double glazed window to the side, ceiling spotlight, extractor fan, grey tiles to the wall, bath with a mains shower over and folding shower screen, tiled floor.

### First Floor Landing

Access hatch to the loft via a pull down ladder, the loft is fully boarded and has a light. Doors to:

### Bedroom 1

12'10" x 9'10" approx (3.92m x 3m approx)

UPVC double glazed window to the rear, radiator, cast iron fireplace, overstairs storage cupboard with shelving and hanging rail, cupboard housing the wall mounted Glow Worm combi boiler.

### Bedroom 2

8'10" max x 13'4" approx (2.7m max x 4.08m approx)

UPVC double glazed window to the front, grey wood effect laminate flooring and a radiator.

### Bedroom 3

7'10" x 14'4" max approx (2.4m x 4.38m max approx)

UPVC double glazed window to the front, radiator.

### Separate w.c.

Timber framed single glazed, obscure window to the rear, two piece white suite comprising of a low flush w.c., vanity wash hand basin with black mixer tap, tiled splashback, large marble tiled floor, coving.

### Outside

To the front of the property there is a Presscrete driveway providing off road parking for approx. two vehicles. Side alley providing access to the rear.

The South facing rear garden is well presented and has a patio area, artificial lawn, raised beds having light and ideal for shrubs and plants, large timber storage shed, fencing to the boundaries and timber gate to the front.

### Storage Shed

UPVC double glazed French doors and power.

### Directions

Proceed out of Long Eaton along Derby Road and take the right hand turning onto College Street and then right into Willoughby Avenue where the property is situated on the right hand side.

8788AMMH

### 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 11mbps Superfast 60mbps

Ultrafast 1800mbps

Phone Signal – 02, EE, Three, Vodafone

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

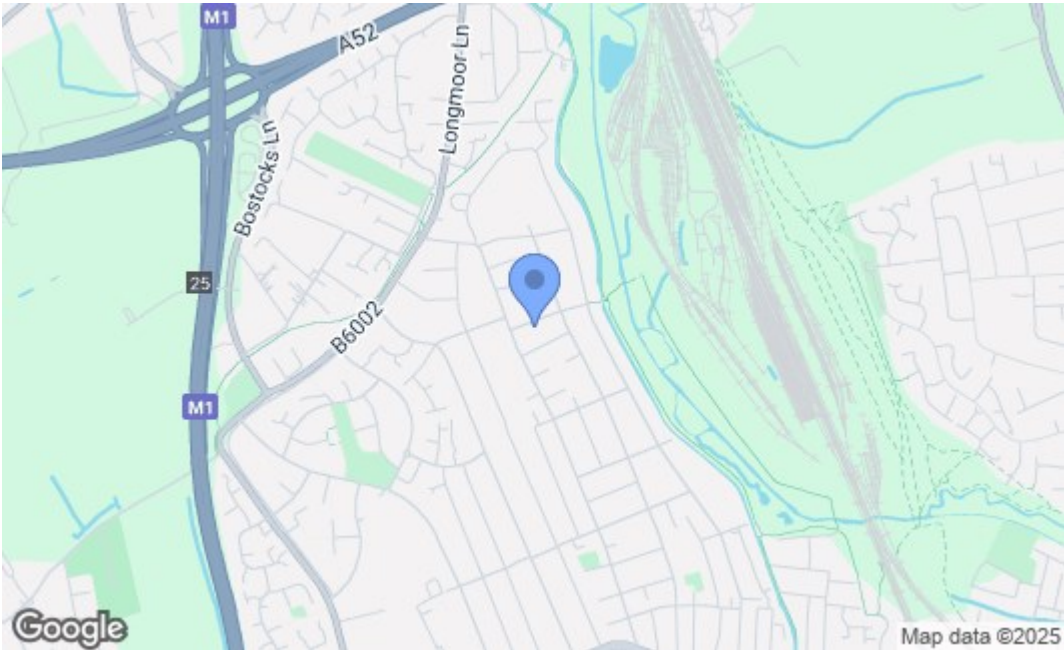
Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No







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.