

Robert Ellis

look no further...



Olive Avenue,
Long Eaton, Nottingham
NG10 1NN

£225,000 Freehold

0115 946 1818



/robertellisestateagent



@robertellisea



A THREE BEDOROM TRADITIONAL BAY FRONTED SEMI DETACHED HOUSE.

Robert Ellis are please to offer to the market this bay-fronted Victorian semi-detached home presents a wonderful opportunity for buyers seeking charm, space and potential in a highly convenient location. Just a short distance from the town centre and local amenities, the property offers the character features you would expect from a period home, alongside the scope to add your own stamp and create something truly special. Inside, two generous reception rooms provide versatile living space, ideal for both relaxing and entertaining, while the loft conversion, complete with toilet, offers valuable additional accommodation with velux windows. Outside, the low-maintenance rear garden provides a private setting with the added benefit of a potential off-road parking opportunity — a rare find this close to town. While the property would benefit from upgrading, it represents an exciting chance to transform a Victorian classic into a stylish home tailored to modern living. With its combination of character, location and possibilities, this is a property not to be missed.

The bay fronted home is positioned in a popular location close to Long Eaton Town Centre. Internal accommodation briefly comprises of the entrance into the bay fronted living room, with a door opening into the dining room and door leading to the stairs. The dining room opens up into the kitchen to the rear aspect of the property whilst also offering an additional door to the stairs that lead to the first floor. The first floor accommodation offers two good sized bedrooms and a family bathroom whilst also boasting a stair case to the loft which has been converted with a toilet also on offer.

The property is literally only a few minutes walk away from the Asda, Tesco, Lidl and Aldi stores and other shops found in Long Eaton town centre, there are schools for all ages, healthcare and sports facilities and excellent transport links which include J25 of the M1, East Midlands Airport, Long Eaton station and the A52 and other main roads all of which provide good access to both Nottingham and Derby.



Lounge

16'0" x 16'0" approx (4.9m x 4.9m approx)

Double glazed door and bay window to the front, open fireplace with mantle and hearth, door to stairs leading to the first floor, radiator, coving, dado rail and door to:

Dining Room

12'1" x 15'8" approx (3.7m x 4.8m approx)

Double glazed window to the rear, brick fire surround, radiator, vinyl flooring, storage cupboards and door to:

Kitchen

7'2" x 12'9" approx (2.2m x 3.9m approx)

Two double glazed windows to the rear, integrated double electric oven with four ring gas hob over, stainless steel sink and drainer, space and plumbing for a washing machine, radiator, wall and base units with work surfaces over, double glazed door to the rear.

First Floor Landing

Split level landing, radiator, large airing/storage cupboard, stairs to the second floor and doors to:

Bedroom 2

9'2" x 12'9" approx (2.8m x 3.9m approx)

Double glazed window to the rear and a radiator.

Bedroom 3

6'6" x 11'5" approx (2m x 3.5m approx)

Double glazed window to the front, laminate flooring, radiator and built-in storage cupboard.

Bathroom

7'2" x 12'9" approx (2.2m x 3.9m approx)

Obscure Double glazed window to the rear, four piece suite comprising of a panelled bath, low flush w.c, double shower cubicle with mains fed shower, wash hand basin, aqua boarding to the walls, tiled floor, spotlights, extractor fan and a radiator, wall mounted boiler.

Second Floor

Feature window to the front.

Bedroom 1

12'1" x 17'0" approx (3.7m x 5.2m approx)

Laminate flooring, Velux window to the rear, eaves storage, radiator.

Separate w.c.

2'7" x 4'7" approx (0.8m x 1.4m approx)

Having a low flush w.c. and vanity wash hand basin with extractor fan.

Outside

The rear of the property has a low maintenance garden with block paved patio, outside and panelled fencing to the boundaries. Potential for off street parking, subject to the necessary permissions.

Directions

Proceed out of Long Eaton along Derby Road turning right into Cranmer Street. Proceed towards the end turning right onto Olive Avenue and the property can be found on the right.

8884AMCO

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 36mbps

Ultrafast 1800mbps

Phone Signal – EE, 02, Three, Vodafone

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

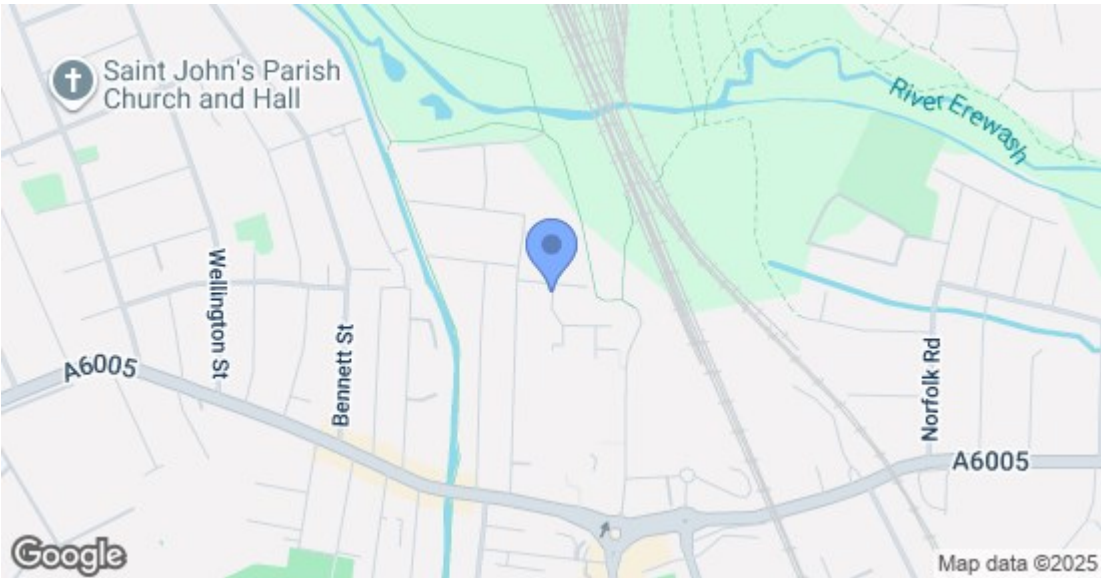
Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No



Robert Ellis
ESTATE AGENTS



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		
	51	69
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.