



Myrtle Avenue,  
Long Eaton, Nottingham  
NG10 3LZ

**£199,995 Freehold**



THIS IS A TWO DOUBLE BEDROOM VICTORIAN SEMI DETACHED PROPERTY WHICH HAS A LONG, LANDSCAPED AND WELL STOCKED GARDEN TO THE REAR.

Being situated on Myrtle Avenue, which is an established residential area on the outskirts of Long Eaton, this attractive two double bedroom Victorian semi detached property provides a lovely home which will suit a whole range of buyers. Being distinctly decorated throughout, the property has had the kitchen and bathroom re-fitted over recent years so has high quality fittings in both these areas of the property, which is something people will see when they take an internal inspection. The property is well placed for easy access to the many local amenities and facilities provided by Long Eaton and the surrounding area, all of which have helped to make this a popular and convenient place to live.

The property stands back from the road with a walled area at the front and the accommodation derives all the benefits from having gas central heating and double glazing. Being entered through the main entrance door, the front room is currently used as a dining room with there being an inner hall and second reception room, which is used as a sitting room/lounge, there is an alternative entrance door at the side of the property and from the back reception room there is an archway leading into the exclusively fitted and equipped kitchen which leads into a preparation area/utility room and then to a ground floor w.c./laundry room. To the first floor the landing leads to the two double bedrooms, with the bedroom at the front having an en-suite shower room/w.c. (which has not been tested) and the luxurious bathroom which has been recently re-fitted and has a stand-alone bath and walk-in shower with a mains flow shower system. Outside there is the walled area at the front of the property, a path runs down the left hand side and at the rear there is the long cottage style garden which has various patio seating areas, a lawned brick edged pathway leading down to the bottom of the garden with there being several well stocked beds to the sides which help to create a lovely feel as you walk down the plot. At the bottom of the garden there is a shed and there is fencing and hedges to the boundaries.

The property is only a few minutes drive away from Long Eaton town centre where there are Asda, Tesco, Lidl and Aldi stores as well as many other retail outlets, there are excellent schools for all ages within walking distance of the property, healthcare and sports facilities which include the West Park Leisure Centre and adjoining playing fields and the excellent transport links include junctions 24 and 25 of the M1, East Midlands Airport which can be reached via the Skylink bus, stations at Long Eaton and East Midlands Parkway and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns a



### Front Door

UPVC front door with arched inset glazed panel and arched double glazed panel above leading to:

### Reception Room I

12'6 x 11'6 approx (3.81m x 3.51m approx)

This room is currently used as a dining room and has two double glazed windows to the front, a feature brick painted chimney breast with an arched recess and fitted cupboards and shelving to either side, cornice to the wall and ceiling, radiator, engineered oak flooring which extends across the main living accommodation and kitchen and a Georgian glazed door leading to:

### Inner Hall

The inner hall has an understairs storage cupboard where the electricity meter and electric consumer unit are housed.

### Dining/Sitting Room

12'6 x 11'6 approx (3.81m x 3.51m approx)

There is a second reception room which has a full height double glazed window to the rear, a feature cast iron fire surround with a tiled inset, engineered oak flooring, radiator, cornice to the wall and ceiling, door leading to the stairs which takes you to the first floor and there is also an external door leading out to the side of the property and there is an arch leading to the kitchen.

### Kitchen

9'11 x 7'6 approx (3.02m x 2.29m approx)

The kitchen has been recently re-fitted and has sage green coloured units and includes a sink with a mixer tap set in a work surface which a spice rack cupboard and shelved cupboards below, a four ring hob set in a work surface which has drawers and cupboards beneath, double oven with a drawer below and cupboard above, upright integrated fridge and freezer, hood and back plate to the cooking area, tiling to the walls by the work surface areas, double glazed window to the side, radiator, engineered oak flooring, composite door with three inset double glazed block panels leading out to the rear garden and there is access to the preparation/utility room.

### Preparation/Utility Room

7'6 x 5'6 approx (2.29m x 1.68m approx)

The utility room has a 1½ bowl sink with a mixer tap set in a work surface with double cupboard and space for a dishwasher or automatic washing machine below, tiling to the walls by the work surface areas, double glazed window to the side, wall mounted boiler, feature vertical radiator, quarry tiled flooring, recessed lighting to the ceiling and a door to:

### Ground Floor w.c./ Laundry Room

6'6 x 4'10 approx (1.98m x 1.47m approx)

This room was originally a bathroom and still retains a low flush w.c. and a pedestal wash hand basin, there is tiled flooring and a surface with space below for an automatic washing machine, cornice to the wall and ceiling and an opaque double glazed window.

### First Floor Landing

Hatch with ladder leading to the loft space and pine panelled doors to:

### Bedroom I

12'7 x 11'7 max approx (3.84m x 3.53m max approx)

Double glazed window to the front, radiator and cornice to the wall and ceiling.

### En-Suite Shower Room

There is an en-suite to this main bedroom which has a shower (not tested) which has panelling to three sides, a low flush w.c. and a wall mounted hand basin with a tiled splash-back and there is tiled flooring in the en-suite

### Bedroom 2

11'6 x 9'7 approx (3.51m x 2.92m approx)

Double glazed window to the rear, pine flooring, dado rail to the walls, radiator, panelling to the lower part of two walls, fitted shelf and boxing to one side of the chimney breast and a shelf and hanging rail to the other side.

### Bathroom

The recently re-fitted bathroom has a stand-alone bath with a floor mounted mixer tap and hand held shower, a separate walk-in shower cubicle with a mains flow shower system having a rainwater shower head and hand held shower, tiling to two walls and a sliding glazed door and protective screens, ceramic hand basin with a mixer tap set on a surface with cupboards and drawers under and vanity shelving and cupboard to the left hand side, low flush w.c. with a concealed cistern, tiling to the walls by the sink and w.c. areas, opaque double glazed window, LVT style flooring, chrome ladder towel radiator and recessed lighting to the ceiling.

### Outside

At the front of the property there is a walled area with a raised bed and wall to the front boundary, a path leads to the front door and there is a path leading down the left hand side of the property to the entrance door at the side of the house where there is an outside light and through a gate to the rear garden.

The rear garden has been landscaped with a cottage style feel with a pebbled area next to the house with a wall to the left hand boundary, a path leads through a herb garden to a slabbed patio area, a brick edged lawned pathway leads down the garden to a further seating area and there are established borders to the side of this path with the lawned path extending down towards the bottom of the garden with further mature planting either side, there are raised beds and a shed at the bottom of the garden and fencing to the left hand and rear boundary with a hedge to the right hand side. Outside power points and an external water supply are provided and there is an EV charging point positioned on the front of the property.

### Directions

Proceed out of Long Eaton along Tamworth Road and after passing over the canal bridge turn right into Myrtle Avenue where you will find the property on the left hand side, 8873AMMP

### 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 67mbps Ultrafast 1800mbps

Phone Signal – Ee, Three, Vodafone, 02

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

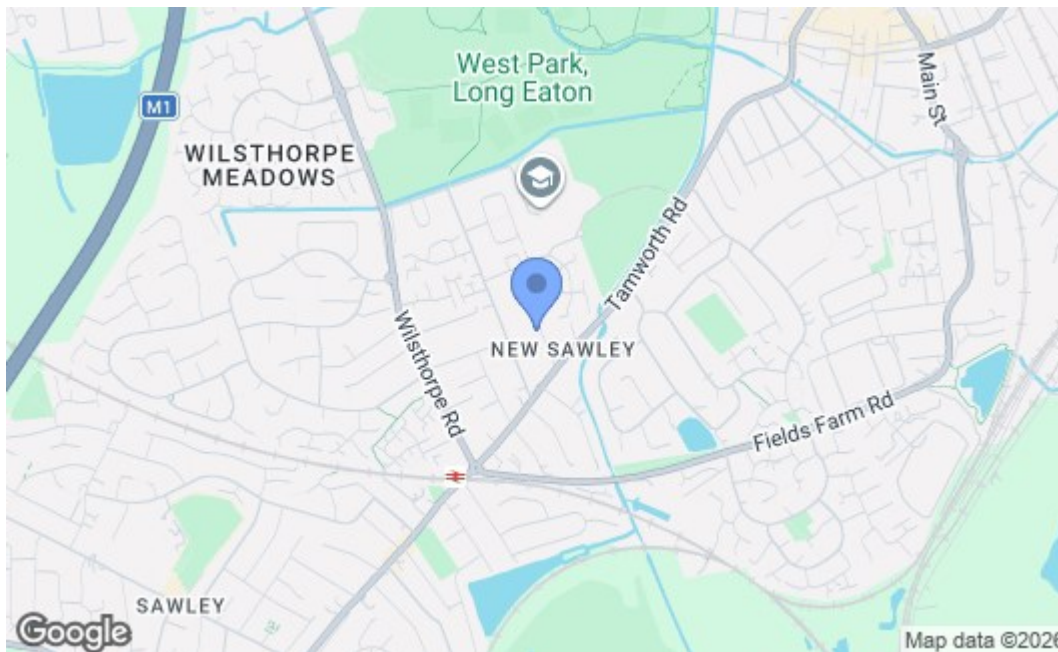
Other Material Issues – No





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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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		58	
(21-38) F			
(1-20) G			77
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>		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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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