



Oakleys Road,
Long Eaton, Nottingham
NG10 1FQ

Price Guide £160-170,000
Freehold



A WELL PRESENTED TWO BEDROOM SEMI DETACHED HOME, IDEAL FOR FIRST TIME BUYERS AND CONVENIENTLY LOCATED FOR LOCAL AMENITIES.

Robert Ellis are pleased to bring to the market this lovely two bedroom property situated on Oakleys Road, offered to the market with no onward chain and ready for a buyer to move straight into without needing to carry out any work. The home offers a bright and welcoming feel throughout, with a well-appointed kitchen, spacious living accommodation and two good-sized bedrooms. Outside, there is an attractive lawned rear garden, providing a great space to relax and unwind. Situated in a highly convenient location, the property sits close to local shops, schools, transport links and everyday amenities, making it the perfect step onto the property ladder. Viewing is highly recommended.

This property benefits from double glazing and gas central heating. Internal accommodation briefly comprises of a living room, dining room and kitchen to the ground floor. To the first floor, there are two double bedrooms and a shower room.

The property is 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 found along the high street, schools for all ages, health care and sports facilities and excellent transport links including J25 of the M1, Long Eaton Station, East Midlands Airport and the A52 providing direct links to Nottingham and Derby. Viewing highly recommended, contact the office to arrange your viewing today.



Lounge

11'11" x 11'3" approx (3.63m x 3.43m approx)

Double glazed window and composite door to the front, stairs to the first floor, radiator and door to:

Inner Hall

Understairs storage cupboard leading to:

Dining Room

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

Double glazed window to the rear, radiator and door to:

Kitchen

14'8" x 6'5" approx (4.47m x 1.96m approx)

Two double glazed windows to the rear, double glazed door to the side, wall and base units with work surfaces over, stainless steel sink and drainer, appliances included are the electric cooker with gas hob, washing machine, condensing tumble dryer and fridge freezer, part tiled walls.

First Floor Landing

With doors to:

Bedroom 1

11'3" x 11'11" approx (3.43m x 3.63m approx)

Double glazed window to the front and a radiator.

Bedroom 2

13' x 8'11" approx (3.96m x 2.72m approx)

Double glazed window to the rear, radiator and built-in storage cupboard.

Shower Room

Obscure double glazed window to the rear, pedestal wash hand basin, low flush w.c., vinyl flooring, double shower cubicle, wall mounted electric shower, radiator and wall mounted boiler (fitted May 2024).

Outside

There is side access to the rear.

To the rear there is a patio enclosed by a wall and is laid mainly to lawn.

Agents Notes

There is an AI photo on this property.

Directions

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

9006CO

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 – 02, Three, EE, Vodafone

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

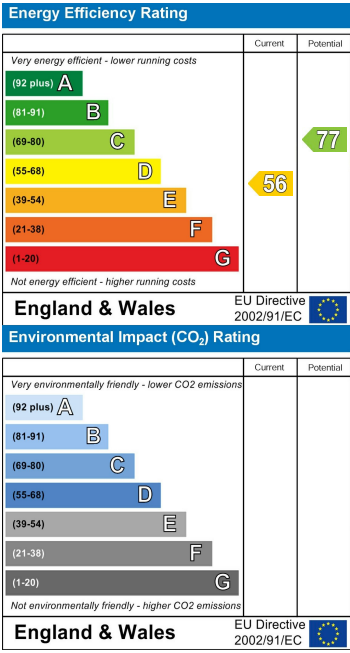
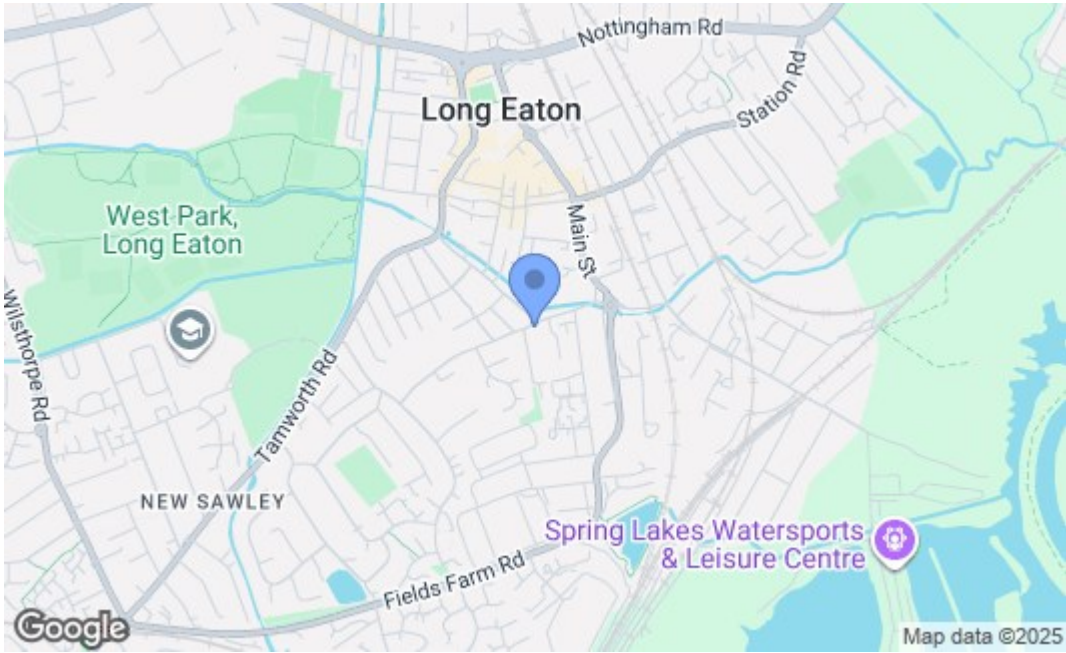
Any Legal Restrictions – No

Other Material Issues – No





While 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 purchasers. The services, systems and appliances shown have not been tested and no guarantee is given to their operability or efficiency can be given.
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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.