



Oakleys Road,  
Long Eaton, Nottingham  
NG10 1DP

**O/O £200,000 Freehold**



THREE BEDROOM SEMI ON OAKLEYS ROAD WITH GARAGE, GENEROUS GARDEN AND DRIVEWAY – RIPE FOR MODERNISATION AND OFFERED WITH NO UPWARD CHAIN.

A fantastic opportunity to acquire this three bedroom semi detached home, positioned on a generous plot along the ever popular Oakleys Road. Requiring updating throughout, the property offers enormous potential for buyers looking to create a home tailored to their own taste and specification. Being sold with no upward chain, this is an ideal purchase for first time buyers, families or investors alike. Conveniently located within easy reach of local schools, shops and everyday amenities, the property combines excellent potential with a highly regarded residential setting. Early viewing is strongly recommended to appreciate the opportunity on offer.

This traditional property is entered via a welcoming entrance hall which leads through to a bright and spacious dual aspect lounge diner, offering excellent natural light and a versatile living and dining space. The fitted kitchen sits to the rear of the property, providing ample storage and work surface space with scope for modernisation to suit individual tastes. To the first floor, the landing leads to three well proportioned bedrooms and a family bathroom suite. The property benefits from gas central heating and double glazing throughout. Externally, to the front there is a garden and driveway set behind a wall and gates, providing off road parking and access to the garage/shed. To the rear, an established and good size enclosed garden offers a generous lawn and mature shrubs, creating a private outdoor space with great potential. Being sold with no upward chain and requiring updating, this property presents an excellent opportunity for purchasers looking to put their own stamp on a home.

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.



### Entrance Hall

5'3 x 14'2 approx (1.60m x 4.32m approx)

UPVC double glazed front door with inset obscure glazed panels and window to the side, radiator, laminate flooring, ceiling light, stairs to the first floor with a stair lift, doors to the kitchen and lounge/diner.

### Lounge/Diner

10'5 x 23'9 approx (3.18m x 7.24m approx)

UPVC double glazed window to the front and UPVC double glazed sliding patio doors to the rear, radiator, carpeted flooring, two ceiling lights, gas fire and surround with TV point and door to:

### Kitchen

8'5 x 9'1 approx (2.57m x 2.77m approx)

UPVC double glazed window to the rear and door to the side, vinyl flooring, ceiling light, radiator, extractor fan, white wall, drawer and base units to three sides with roll edged work surface over, stand-alone gas oven and space for a washing machine.

### First Floor Landing

6'1 x 9'1 approx (1.85m x 2.77m approx)

Obscure UPVC double glazed window to the side, carpeted flooring, ceiling light, iron balustrade to the stairs and doors to:

### Bedroom 1

10'5 x 8'2 plus wardrobes approx (3.18m x 2.49m plus wardrobes approx)

UPVC double glazed window to the front, carpeted flooring, radiator, ceiling light and built-in wardrobes.

### Bedroom 2

10' x 9'9 approx (3.05m x 2.97m approx)

UPVC double glazed window to the rear, carpeted flooring, radiator, ceiling light, sliding wardrobes along one wall.

### Bedroom 3

6'2 x 5'8 approx (1.88m x 1.73m approx)

UPVC double glazed window to the front, carpeted flooring, radiator, ceiling light, storage cupboard and loft access hatch.

### Bathroom

6'1 x 5'1 approx (1.85m x 1.55m approx)

Obscure UPVC double glazed window to the rear, vinyl flooring, radiator, pedestal wash hand basin, low flush w.c, panelled bath with shower over and tiled walls.

### Outside

To the front of the property there is a driveway providing off road parking for at least 2 vehicles, brick wall and iron gates, lawned garden with trees and shrubs. Gate leading to the rear.

The rear garden is a good size and has a patio area, large lawn, fencing to the boundaries, patio area to the right hand side of the garden leading to a shed, established hedging and shrubs to the boundaries.

### Garage

9'10 x 15'6 approx (3.00m x 4.72m approx)

Wooden doors to the front, ideal for storage.

### 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 right hand side.

9135JG

### Council Tax

Erewash Borough Council Band B

### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 15mbps Superfast 74mbps

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

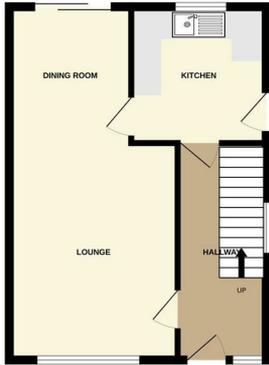
Other Material Issues – No





GROUND FLOOR

1ST FLOOR



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			
<b>England &amp; Wales</b>		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			
<b>England &amp; Wales</b>		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.