



Olive Avenue,  
Long Eaton, Nottingham  
NG10 1NN

**O/I/R £225,000 Freehold**

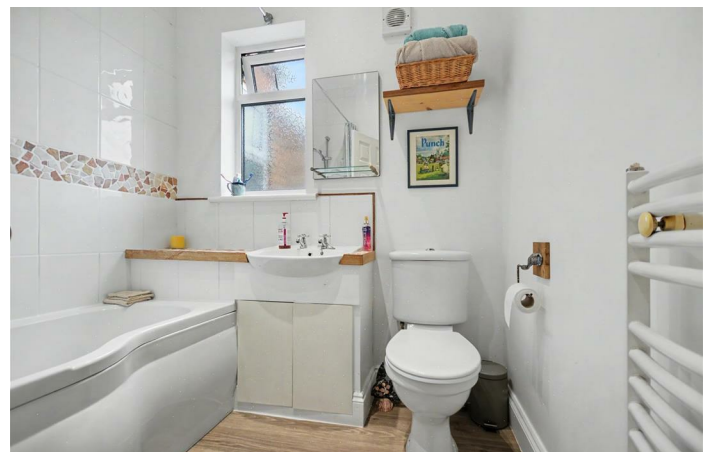


A READY TO MOVE IN PERIOD SEMI DETACHED HOUSE THAT IS IMMACULATEDLY PRESENTED THROUGHOUT.

Robert Ellis are delighted to market this lovely home that has been sympathetically updated and maintained by the current owners. This property will appeal to a variety of buyers including first time buyers, upsizers and downsizers.

The composite entrance door opens into the hallway with stairs rising to the first floor and door access to the living room and dining room. The spacious living room has a log burning stove with exposed brick surround. The dining room is light and airy with two windows to the side and rear. The kitchen offers the space required for your usual appliances and has feature black and red tiles. The first floor landing leads to the bathroom and three bedrooms, two are good sized doubles and the third is a single or home office. There is a private courtyard garden to the rear with raised beds, timber storage shed and brick store with power and light.

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.



### Entrance Hall

Composite entrance door to the side with decorative obscure light panels within, obscure light panel above, stairs to the first floor, wooden laminate flooring and doors to:

### Living Room

10'2" x 13'4" into recess approx (3.11m x 4.08m into recess approx)

UPVC double glazed window to the front, radiator, coving, log burning stove sat upon a tiled hearth with exposed brickwork surround.

### Dining Room

11'1" x 13'4" approx (3.4m x 4.07m approx)

UPVC double glazed windows to the side and rear, radiator, decorative fireplace with tiled hearth and timber surround, understairs storage cupboard with a light, further cupboard housing the electric consumer unit and door to:

### Kitchen

9'3" x 8'2" approx (2.84m x 2.5m approx)

UPVC double glazed window to the side, panel and double glazed door to the rear, mix of wall, base and drawer units with wooden work surfaces over and matching upstand, tiled splashback, composite sink and drainer with brass mixer tap, plumbing and space for a washing machine, space for an electric cooker, extractor over, space for an under counter fridge and freezer, feature black and white tiled floor, radiator, feature wood panelling to dado height.

### First Floor Landing

Feature wood panelling to dado height, loft access hatch and doors to:

### Bedroom 1

13'5" max x 10'2" approx (4.09m max x 3.12m approx)

UPVC double glazed window to the front, radiator, coving, feature panelling to dado height, fitted cupboard with shelves and hanging rail, storage cupboard with a light, shelves and hanging rail.

### Bedroom 2

10'5" x 11'2" approx (3.19m x 3.42m approx)

UPVC double glazed window to the rear, radiator.

### Bedroom 3

9'4" x 6'7" approx (2.87m x 2.03m approx)

UPVC double glazed window to the rear, radiator.

### Bathroom

6'7" x 6'7" approx (2.01m x 2.03m approx)

Obscure UPVC double glazed window to the side, ceiling spotlights, extractor fan, three piece white suite comprising of a low flush w.c., vanity wash hand basin, shower bath with electric shower over, heated towel rail, grey wood effect laminate flooring, tiled walls.

### Outside

Pebbled pathway down the side of the property leading to the rear and a low level brick wall to the front.

There is a courtyard style garden to the rear having a timber storage shed, well stocked raised bed, timber fence to the boundary, brick wall to the boundary, outside tap and light. Gate providing access to the front.

### Outbuilding

9'10" x 5'1" approx (3m x 1.56m approx)

Composite door with decorative obscure light panel, obscure UPVC double glazed window to the rear, power and light, wall mounted Worcester Bosch boiler.

### 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.

9278MH

### 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 37mbps

Ultrafast 1800mbps

Phone Signal – EE, 02, Three, Vodafone

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

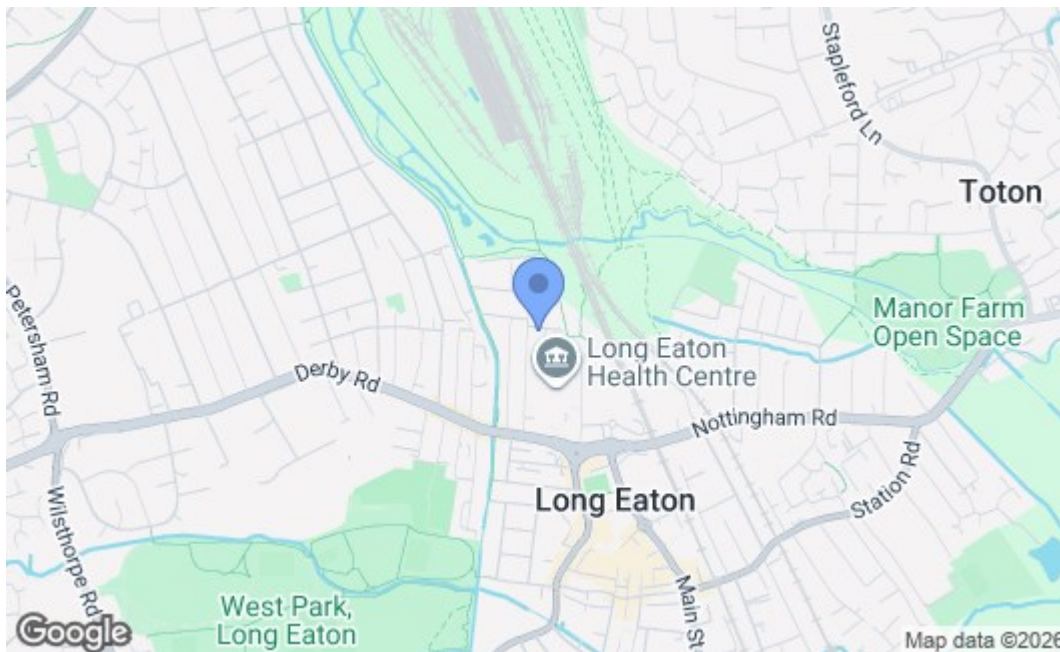
Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			77
(55-68) D		60	
(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.