



Ruskin Avenue,
Long Eaton, Nottingham
NG10 3LD

O/O £190,000 Freehold



A SPACIOUS TWO BEDROOM SEMI-DETACHED HOUSE WITH OFF STREET PARKING AND ENCLOSED REAR GARDEN.

Robert Ellis is pleased to be instructed to market this well presented, two bedroom semi-detached house with off street parking and a large, enclosed garden to the rear. The property is constructed of brick to the external elevations and has double glazing and gas central heating throughout. This would make an ideal home for a first-time buyer, a growing family or perhaps people who are looking to downsize from a much bigger property and would like fantastic access to local amenities and transport links. An internal viewing is highly recommended to appreciate the property and location on offer.

In brief, the property comprises of two large receptions rooms, and a kitchen with doors to the rear garden. There is a utility cupboard under the stairs for additional storage. To the first floor the landing leads to the two spacious bedrooms and a four-piece family bathroom suite, with separate bath and walk-in shower. To the front there is off street parking and access to the side through a wooden gate. To the rear there is an enclosed and private garden with patio area, entertaining space, lawn and hedges to the side of the property.

Located in the popular residential town of Long Eaton, close to a wide range of local schools, shops and leisure facilities. Long Eaton town centre is within walking distance where there are further shops, supermarkets, healthcare facilities and a theatre. There are fantastic transport links including nearby bus stops and easy access to major roads including the M1, A50 and A52 to both Nottingham and Derby with Long Eaton train station a short walk and East Midlands Airport just a short drive away.



Living Room

11'5" x 12'6" approx (3.48m x 3.81m approx)

Panelled composite door to the front with inset glazed panel and half moon glazed panel over, UPVC double glazed windows to the front, window to the side, cornice to the wall and ceiling, gas fireplace, tiled hearth, TV and internet point, radiator.

Dining Room

12'5" x 11'5" approx (3.78m x 3.48m approx)

Windows to the side and rear, wooden flooring, cornice to the wall and ceiling, oak original door to the stairs, radiator, TV point and access to:

Kitchen

9'5" x 7'6" approx (2.87m x 2.29m approx)

Wall, drawer and base units with work surfaces over, electric oven with four ring gas hob and extractor over, wooden flooring, radiator, two windows and door to the rear, space for a fridge freezer.

Understairs Storage

Wooden flooring, electric meters, oak door.

First Floor Landing

Recessed lighting, radiator and doors to:

Bedroom 1

12'5" x 11'4" approx (3.78m x 3.45m approx)

Double glazed window to the front, TV point, storage cupboard with hatch to the part boarded loft housing the combi boiler (fitted approx. 2 years ago), radiator, cornice to the wall and ceiling.

Bedroom 2

9'5" x 11'5" approx (2.87m x 3.48m approx)

Window to the rear, ceiling light, radiator, cornice to the wall and ceiling.

Bathroom

9' x 7'5" approx (2.74m x 2.26m approx)

Obscure window to the rear, panelled bath, wash hand basin with vanity cupboard below, separate walk-in mains flow shower, low flush w.c., towel radiator, electric shaver point, recessed lighting, medicine cabinet, extractor fan.

Outside

To the front of the property there is a block paved drive providing off road parking for one vehicle, courtesy lighting.

Side gate leading to the rear garden where there is courtesy lighting, block paving, large shed and two secure outbuildings, currently housing the washing machine and a freezer, decked patio leading onto a large lawned garden with pebbles and hedging to the left, large blossom tree, stoned seating area.

Directions

Proceed out of Long Eaton along Tamworth Road and at the traffic island turn right onto Wilsthorpe Road. Take the third turning on the left into Ruskin Avenue and the property can be found as identified by our for sale board on the right hand side.

9247MP

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 5mbps Superfast 39mbps

Ultrafast 1800mbps

Phone Signal – EE, O2, Three, Vodafone

Sewage – Mains supply

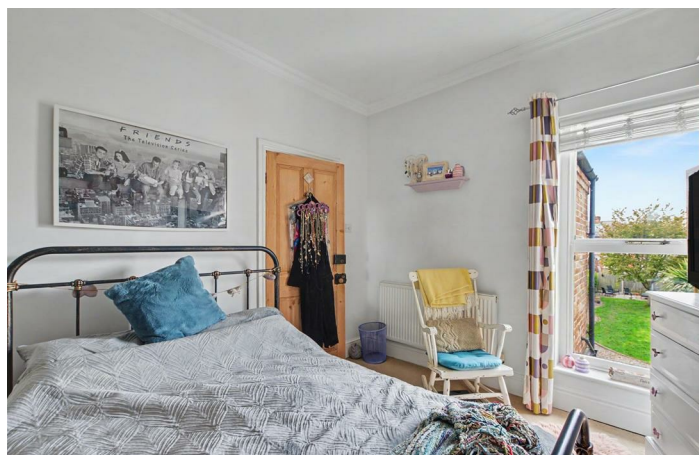
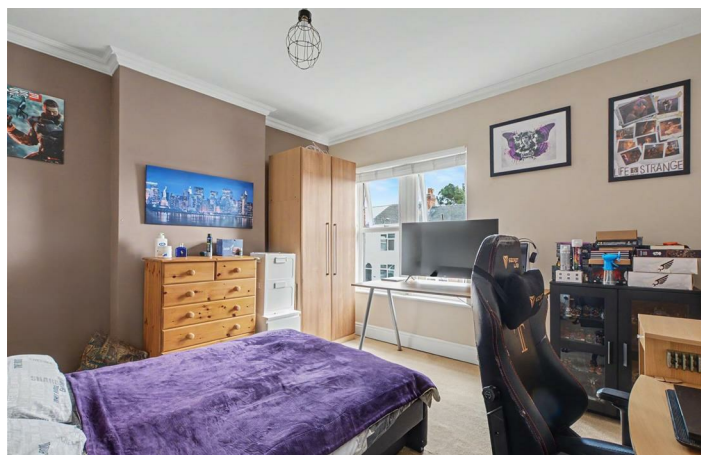
Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

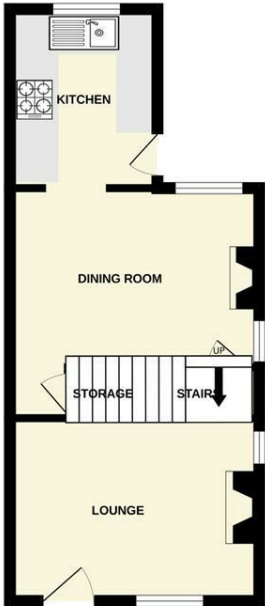
Other Material Issues – No



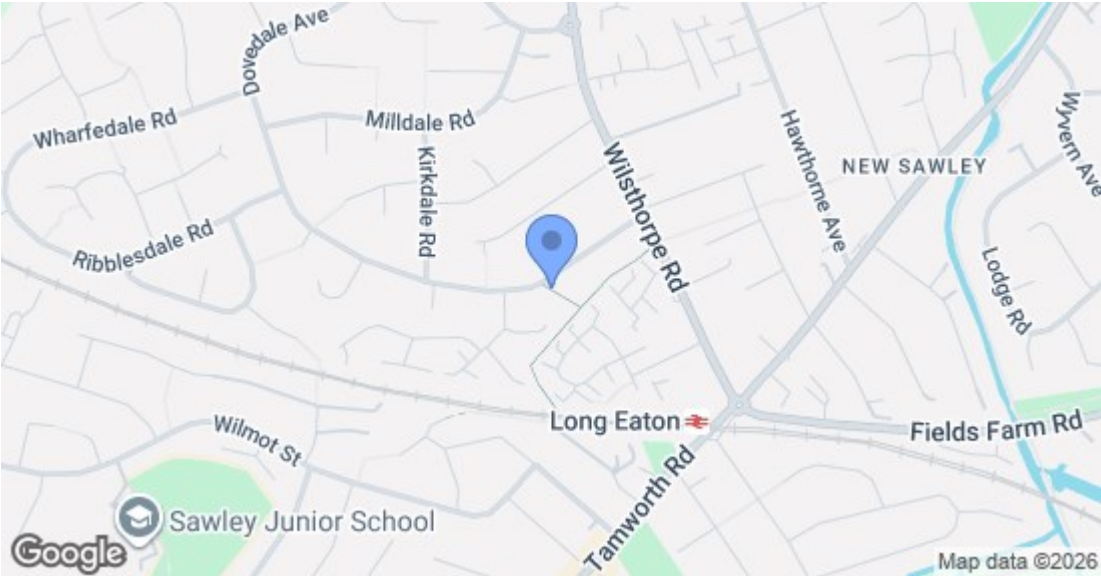


GROUND FLOOR

1ST FLOOR



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		86
(81-91) B		
(69-80) C		65
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.