



Wyvern Avenue,
Long Eaton, Nottingham
NG10 1AG

£179,995 Freehold



A TWO BEDROOM SEMI DETACHED BUNGALOW WITH OFF STREET PARKING AND THE BENEFIT OF NO UPWARD CHAIN.

Robert Ellis are delighted to market this well presented semi detached bungalow that benefits from gas central heating and double glazing throughout. The property is constructed of brick and would ideally suit a range of buyers. An internal viewing is highly recommended to fully appreciate the property on offer.

The property briefly comprises of an entrance hallway leading to the two bedrooms, wet room and lounge. There is also a kitchen and conservatory and ample off street parking to the front, enclosed rear garden with storage shed, patio and lawn.

Located in the popular residential town of Long Eaton, close to a wide range of schools, shops and parks and within walking distance of the town centre where supermarkets and healthcare facilities can be found. The property has fantastic transport links including a nearby bus stop and easy access to Long Eaton train station and major road links such as the M1, A52 and A50, East Midlands Airport is also within a 10 minute drive.



Entrance Hall

Composite front door, carpeted flooring, radiator and ceiling light.

Lounge

14'6 x 10'9 approx (4.42m x 3.28m approx)

Window to the conservatory, carpeted flooring, radiator, gas fire and ceiling light.

Kitchen

12'9 x 7'3 approx (3.89m x 2.21m approx)

Wall, base and drawer units with a work surface over, inset sink and drainer, integrated electric oven and hob, extractor fan, space for a washing machine and fridge freezer, UPVC double glazed windows to the side and rear, tiled flooring, radiator and ceiling light.

Conservatory

12'4 x 6'2 approx (3.76m x 1.88m approx)

UPVC double glazed windows to the rear, door to the side and tiled flooring.

Bedroom 1

10'4 x 11'3 approx (3.15m x 3.43m approx)

UPVC double glazed window to the front, carpeted flooring, radiator and ceiling light.

Bedroom 2

7'9 x 6'9 approx (2.36m x 2.06m approx)

UPVC double glazed bay window to the front, carpeted flooring, radiator and ceiling light.

Wet Room

7'1 x 4'6 approx (2.16m x 1.37m approx)

Obscure UPVC double glazed window to the side, tiled flooring, low flush w.c., pedestal wash hand basin, walk-in shower, heated towel rail and ceiling light.

Outside

There is ample off street parking to the front and to the rear there is an enclosed lawned garden with a patio area and storage sheds.

Directions

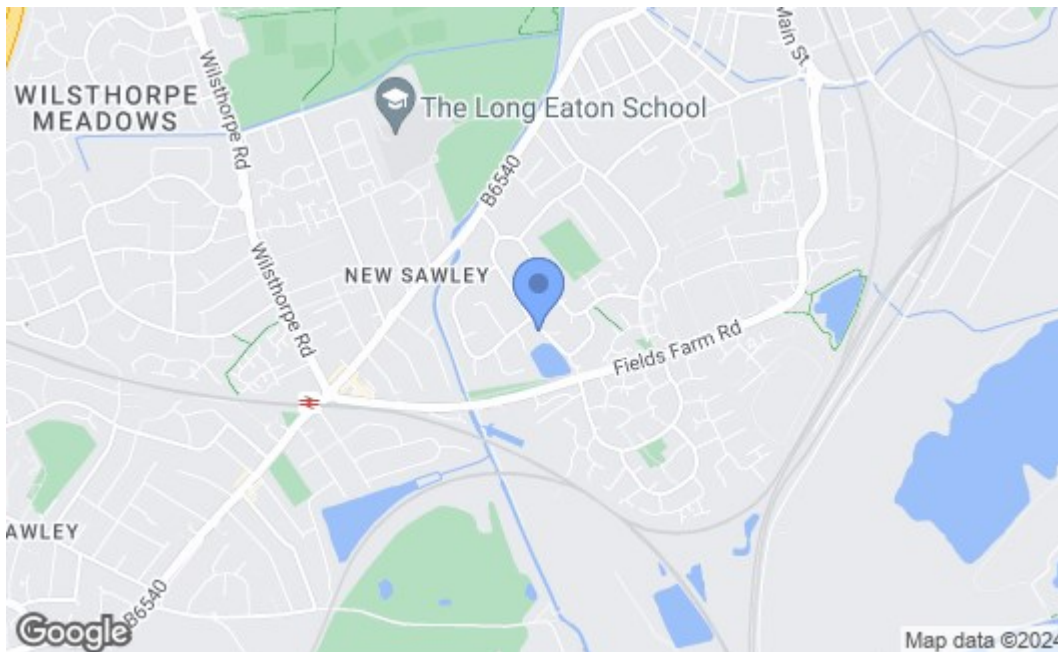
Proceed out of Long Eaton along Tamworth Road and just prior to the canal bridge turn left into Wyvern Avenue and

the property can be found on the right.
7572AMRS

Council Tax

Erewash Borough Council Band B





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C			
(55-68) D		63	
(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.