



Oakland Avenue,  
Long Eaton, Nottingham  
NG10 3JL

**Guide Price £280-285,000**

**Freehold**



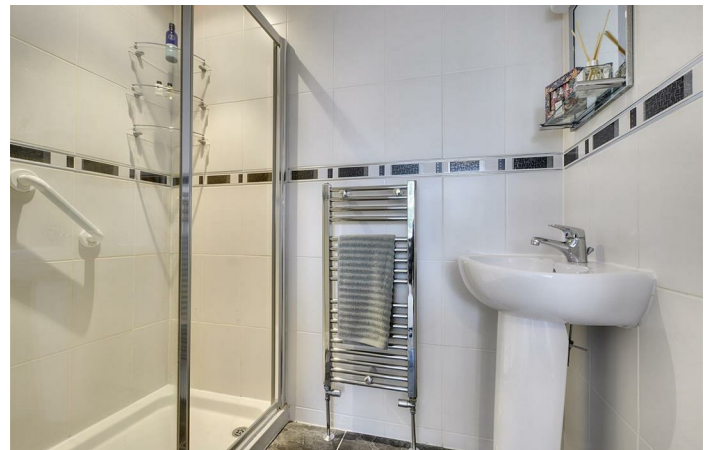


A TWO BEDROOM DETACHED BUNGALOW WITH OFF STREET PARKING, GARAGE AND LOW MAINTENANCE GARDEN BACKING ONTO THE CANAL. BEING SOLD WITH THE BENEFIT OF NO UPWARD CHAIN.

Robert Ellis are delighted to be instructed to market this well presented and spacious two bedroom detached bungalow. Situated within a fantastic location and overlooking the canal, the property benefits from gas central heating and double glazing and is being sold with the benefit of NO UPWARD CHAIN. An early viewing is highly recommended to appreciate the space and location on offer.

In brief the property comprises of an entrance porch, entrance hall, cloaks/w.c., kitchen, lounge, conservatory, master bedroom with en-suite, second bedroom and bathroom. To the front of the property there is a low maintenance gravelled garden with ample off street parking and to the rear a low maintenance decked garden overlooking the canal. There is also a detached garage with a converted utility to the rear and storage to the front.

Located in the popular residential town of Long Eaton, close to a wide range of local schools, shops and parks, Long Eaton town centre is within walking distance where supermarkets, healthcare facilities and other retail outlets can be found. There are fantastic transport links available nearby including bus stops, easy access to Long Eaton train station and access to major road links such as the M1, A50 and A52 to both Nottingham and Derby with East Midlands Airport being just a short drive away.



### Porch

UPVC door with side panel to the front leading to:

### Entrance Hall

Single glazed wooden door, vinyl flooring and ceiling light.

### Cloaks/w.c.

3'1" x 2'7" approx (0.94m x 0.79m approx)

UPVC double glazed window to the front, vinyl flooring, low flush w.c., wall mounted boiler, pedestal wash hand basin and ceiling light.

### Bedroom 1

11'3" x 14' approx (3.43m x 4.27m approx)

UPVC double glazed window to the front, carpeted flooring, radiator, fitted wardrobes and bedside drawers and ceiling light.

### En-Suite

3'8" x 6'3" approx (1.12m x 1.91m approx)

Double enclosed shower unit, tiled flooring, pedestal wash hand basin, heated towel rail and spotlights.

### Kitchen

9'5" x 9'3" approx (2.87m x 2.82m approx)

UPVC double glazed window and door to the side, tiled flooring, wall, base and drawer units with work surfaces over, inset sink and drainer with mixer tap, storage cupboard, integrated electric oven and gas hob with extractor fan over, integrated dishwasher, space for a fridge freezer and washing machine, ceiling light.

### Inner Hall

Vinyl flooring, radiator, ceiling light and storage cupboard.

### Bathroom

5'3" x 6'8" approx (1.60m x 2.03m approx)

Obscure UPVC double glazed window to the side, vinyl flooring, low flush w.c., bath with mixer tap, top mounted sink, heated towel rail, loft access, spotlights.

### Bedroom 2

8'6" x 9'4" approx (2.59m x 2.84m approx)

UPVC double glazed window to the rear, carpeted flooring, wardrobes and bedside tables, radiator and ceiling light.

### Lounge

13'9" x 11'3" (4.19m x 3.43m)

UPVC double glazed sliding doors into the conservatory, carpeted flooring, electric fire, radiator and ceiling light.

### Conservatory

14'5" x 13'7" approx (4.39m x 4.14m approx)

UPVC double glazed windows and French doors to the rear, carpeted flooring, radiator, ceiling fan and ceiling light.

### Outside

To the front of the property there is a low maintenance gravelled garden with ample off street parking and access into the garage. To the rear there is a low maintenance, enclosed garden which overlooks the canal.

### Garage

Up and over door at the front with utility space (7' x 7'1") with a UPVC double glazed window to the front and UPVC double glazed door to the garden, space for a tumble dryer and freezer and spotlights. The second half is used as storage.

### Directions

Proceed out of Long Eaton along Tamworth Road and continue over the canal bridge where Oakland Avenue can be found as a turning on the left.

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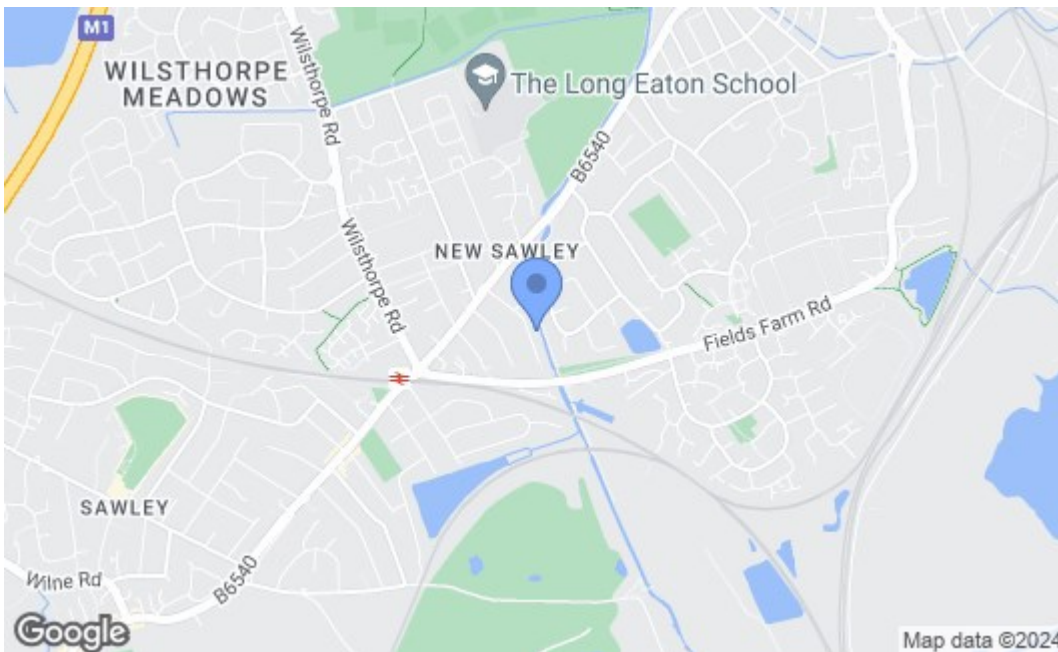
### Council Tax

Erewash Borough Council Band C





Robert Ellis  
ESTATE AGENTS



| Energy Efficiency Rating  |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs                     |  |                         |           |
| (92 plus) A   |  |                         |           |
| (81-91) B   |  |                         | 85        |
| (69-80) C   |  | 69                      |           |
| (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.