



Wyvern Avenue,  
Long Eaton, Nottingham  
NG10 1AE

**£210,000 Freehold**



A THREE BEDROOM SEMI DETACHED HOUSE OVERLOOKING THE POND TO THE FRONT, FOUND IN A QUIET CORNER OF WYVERN AVENUE.

Robert Ellis are pleased to bring to the market this deceptively spacious and delightfully positioned three bedroom semi detached house in need of some modernising and cosmetic upgrades, being sold with NO UPWARD CHAIN. Situated within walking distance of Long Eaton town centre and all that Long Eaton has to offer, as well as easy access to the M1 and A52 road networks along with the Long Eaton train station. The property sits opposite a picturesque pond which has great views from the front, an early bird viewing comes highly recommended.

The property in brief comprises of a porch, entrance hallway, lounge/diner and kitchen and to the first floor there are three bedrooms and family bathroom. Outside there is a long driveway providing off road parking for three cars which leads down the side and gated access to the garden. The front has a lawned area with established shrubs and rose bushes and the garden to the rear is fully enclosed with raised patio area and leads to a lawn with shrubs to the borders.

Wyvern Avenue is conveniently located for easy access to the centre of Long Eaton where there are Asda, Tesco and Aldi stores and many other retail outlets. There are various local pubs, restaurants and the Clifford Gym, there are excellent schools for all ages which are within walking distance of the property along with healthcare and sports facilities including West Park Leisure Centre and adjoining playing fields, transport links including junctions 24 and 25 of the M1, East Midlands Airport, great bus links with the Skylink from Tamworth Road and the A50 and A52 provide great access to East Midlands towns and cities including Nottingham and Derby.



### Porch

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

### Hallway

5'8 x 12'1 approx (1.73m x 3.68m approx)

Wooden front door with glass panelling to either side, carpeted flooring, ceiling light, radiator, understairs storage cupboard.

### Kitchen

9'3 x 10'5 approx (2.82m x 3.18m approx)

UPVC double glazed windows to the rear and side, linoleum flooring, ceiling light, radiator, wall and base units with work surfaces over, inset sink and drainer, space for a cooker, plumbing for a washing machine, space for an under the counter fridge and wall mounted boiler.

### Lounge/Diner

11'8 x 18' approx (3.56m x 5.49m approx)

UPVC double glazed windows to the front and rear, carpeted flooring, two ceiling lights, radiator, gas fire and surround and hatch to the kitchen.

### First Floor Landing

8'3 x 7'2 approx (2.51m x 2.18m approx)

UPVC double glazed window to the side, ceiling light, carpeted flooring and loft hatch.

### Bedroom 1

10'9 x 11'6 approx (3.28m x 3.51m approx)

UPVC double glazed window to the front with a view over the pond, carpeted flooring, ceiling light and radiator.

### Bedroom 2

10'9 x 11'2 approx (3.28m x 3.40m approx)

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

### Bedroom 3

6'8 x 7'6 approx (2.03m x 2.29m approx)

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

### Bathroom

6'9 x 9'1 approx (2.06m x 2.77m approx)

Obscure UPVC double glazed window to the rear, laminate flooring, ceiling light, radiator, bath, wash hand basin, low flush w.c. and airing/storage cupboard.

### Outside

Outside there is a long driveway providing off road parking for three cars which leads down the side and gated access to the garden. The front has a lawned area with established shrubs and rose bushes and the garden to the rear is fully enclosed with raised patio area and leads to a lawn with shrubs to the borders.

### 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.

7760AMJG

### Council Tax

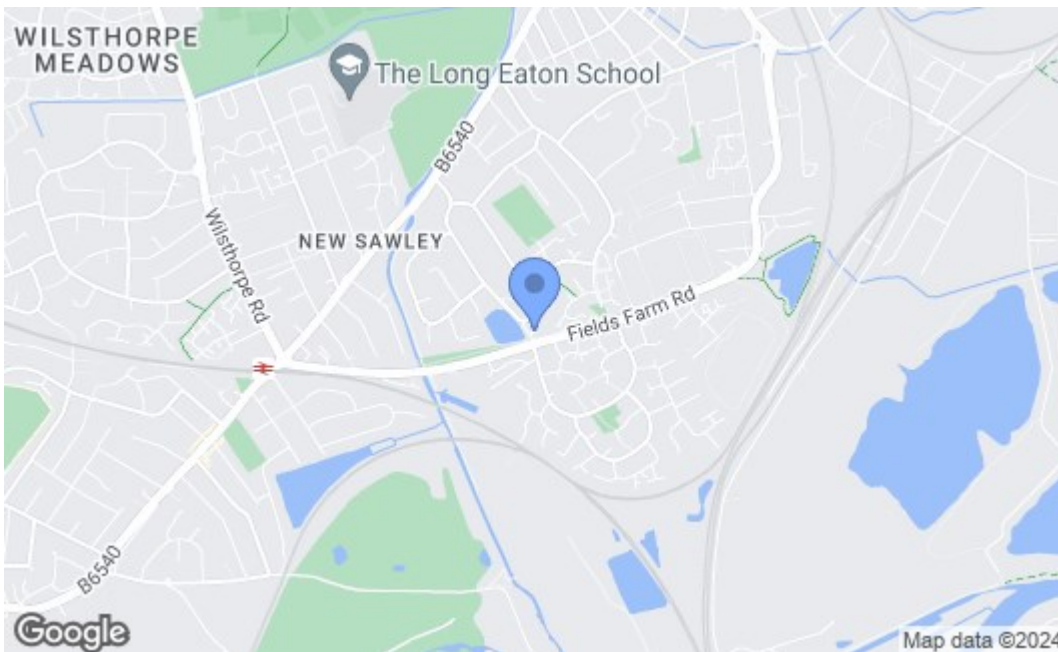
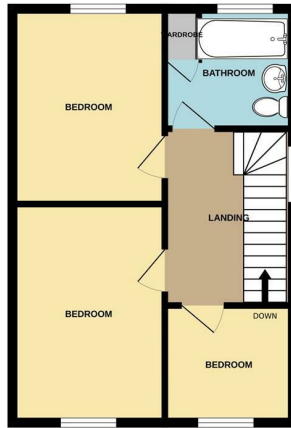
Erewash Borough Council Band B



GROUND FLOOR

Robert Ellis  
ESTATE AGENTS

1ST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		48	
(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.