



Brendon Way,
Long Eaton, Nottingham
NG10 4JS

£220,000 Freehold



A TWO BEDROOM DETACHED BUNGALOW WITH OFF STREET PARKING, REAR GARDEN AND BRICK BUILT GARAGE BEING SOLD WITH THE BENEFIT OF NO UPWARD CHAIN.

Robert Ellis are delighted to bring to the market this spacious two bedroom detached bungalow. The property is constructed of brick and benefits from gas central heating and double glazing throughout and would ideally suit a range of buyers. An internal viewing is highly recommended.

In brief the accommodation comprises of an entrance hallway with storage cupboards, kitchen, lounge, shower room and two bedrooms. To the rear there is off street parking, a brick built garage with electric roller door, power and lighting and lawned garden.

The property is located within a quiet cul-de-sac in the popular residential town of Long Eaton, close to a wide range of local schools, shops and parks, there are fantastic transport links which are easily accessible including nearby bus stops and easy access to major road links such as the M1, A50 and A52 to both Nottingham and Derby. East Midlands Airport and Long Eaton train station are also just a short drive away.



Entrance Hall

Aluminium entrance door to the side, carpeted flooring, built-in storage cupboard and ceiling light.

Kitchen

9'7" x 7'9" approx (2.92m x 2.36m approx)

UPVC double glazed windows to the front and side, tiled flooring, wall, base and drawer units with work surfaces over and inset sink and drainer, electric oven, gas hob, space for a fridge and washing machine, ceiling light.

Lounge

16'9" x 13'2" approx (5.11m x 4.01m approx)

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

Inner Hall

Carpeted flooring, loft access and ceiling light.

Bedroom 1

10' x 11' approx (3.05m x 3.35m approx)

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

Bedroom 2

8'8" x 8'7" approx (2.64m x 2.62m approx)

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

Shower Room

5'4" x 6'8" approx (1.63m x 2.03m approx)

Obscure UPVC double glazed window to the side, tiled flooring, low flush w.c., radiator, pedestal wash hand basin, single enclosed shower unit, ceiling light.

Outside

There is a lawned garden having a path and gate leading down the side of the property to the rear garden. The rear garden is lawned with shrubs and flowers to the borders and off street parking leading to the garage.

Garage

Brick built garage with an electric roller door, power and lighting.

Directions

Proceed out of Long Eaton along Derby Road and at the traffic island turn right onto Petersham Road. Turn second left into Quantock Road and first right into Brendon Way where the property can be identified by our for sale board.

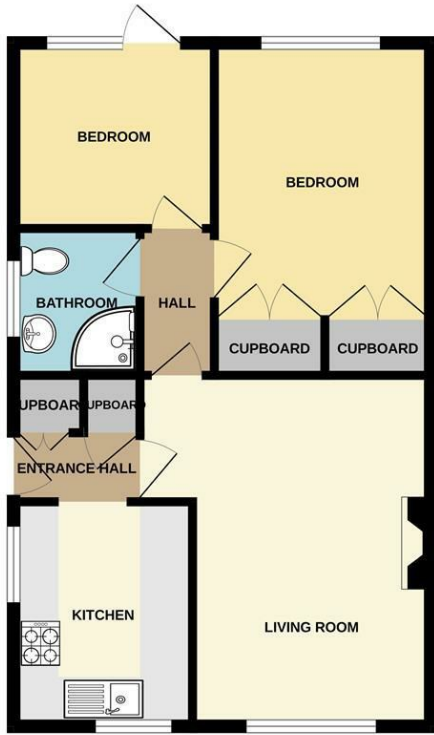
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Council Tax

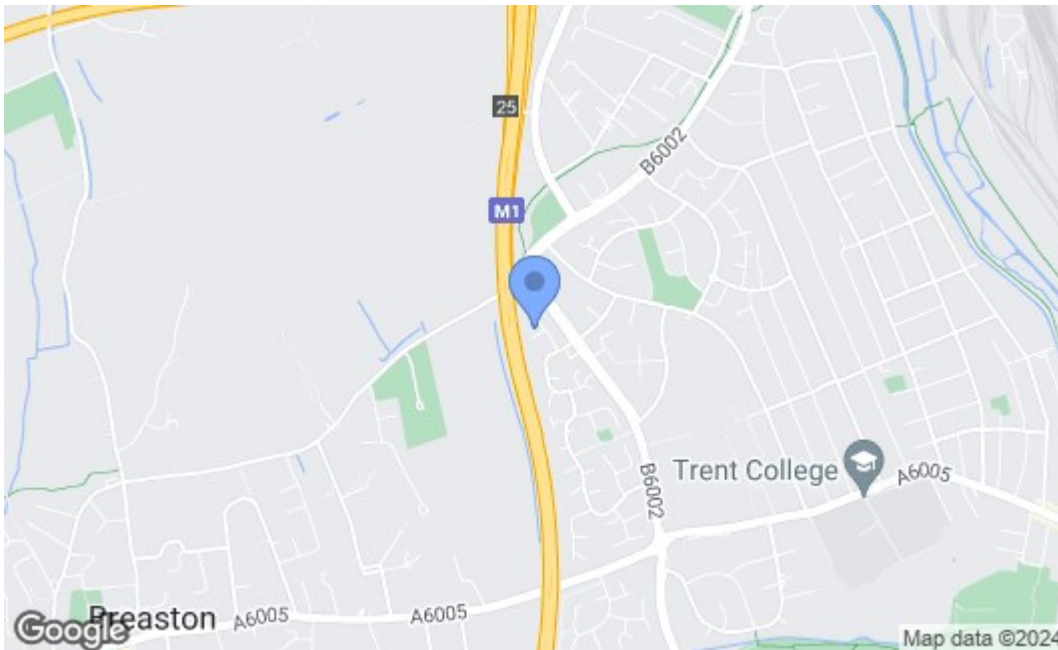
Erewash Borough Council Band C



GROUND FLOOR
535 sq.ft. (49.7 sq.m.) approx.



TOTAL FLOOR AREA: 535 sq.ft. (49.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 | | | |
| (55-68) D | | 65 | |
| (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.