



Cleveland Avenue,
Long Eaton, Nottingham
NG10 2BT

O/O £300,000 Freehold



A WELL PRESENTED AND SPACIOUS FOUR BEDROOM VICTORIAN SEMI DETACHED FAMILY HOME WITH ENCLOSED REAR GARDEN.

Robert Ellis are delighted to bring to the market this well presented four bedroom semi detached family home. The property is constructed of brick and benefits from gas central heating and double glazing and boasts character throughout. An internal viewing is highly recommended to appreciate the property and location on offer.

In brief the property comprises of an entrance hallway, lounge with log burner, open plan kitchen diner with open fire and integrated appliances, utility room and ground floor w.c. To the first floor the landing leads to the four bedrooms and family bathroom. Outside the property benefits from an enclosed garden with patio area, lawn and summerhouse which has been insulated with full power.

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 and healthcare facilities can be found, there are fantastic transport links including nearby bus stops and easy access to major road links such as the M11, A50 and A52.



Entrance Hallway

Composite front door, tiled flooring, stairs to the first floor, radiator and ceiling light.

Lounge

13' x 11'9 approx (3.96m x 3.58m approx)
UPVC double glazed bay window to the front, laminate flooring, radiator, log burner and ceiling light.

Dining Room

13' x 12'3 approx (3.96m x 3.73m approx)
UPVC double glazed windows to the side and rear, laminate flooring, open fireplace, radiator and ceiling light.

Kitchen

15'1 x 8'2 approx (4.60m x 2.49m approx)
UPVC double glazed window to the side, tiled flooring, wall, base and drawer units with work surfaces over, Belfast sink, integrated electric oven, gas hob with extractor fan over, integrated fridge freezer and spotlights.

Utility Room

3'6 x 8'9 approx (1.07m x 2.67m approx)
Composite rear door, tiled flooring, space for a washing machine and spotlights.

Ground Floor w.c.

4'4 x 2'5 approx (1.32m x 0.74m approx)
Obscure wooden single glazed window to the side, tiled flooring, low flush w.c., top mounted sink and spotlights.

First Floor Landing

Carpeted flooring and ceiling light.

Bedroom 1

8'3 x 14'8 approx (2.51m x 4.47m approx)
UPVC double glazed window to the rear, carpeted flooring, radiator and ceiling light.

Bedroom 2

12'5 x 10'2 approx (3.78m x 3.10m approx)
UPVC double glazed window to the rear, radiator, carpeted flooring and ceiling light.

Bedroom 3

11'8 x 6'4 approx (3.56m x 1.93m approx)
UPVC double glazed window to the front, carpeted flooring, radiator and ceiling light.

Bedroom 4

11'9 x 6'3 approx (3.58m x 1.91m approx)
UPVC double glazed window to the front, carpeted flooring and ceiling light.

Bathroom

4'4 x 9'6 approx (1.32m x 2.90m approx)
Obscure wooden single glazed window to the side, tiled flooring, low flush w.c., pedestal wash hand basin, bath with mixer tap and shower over, heated towel rail and spotlights.

Outside

There is side access to the rear garden where there is a lawned garden having a patio area and a summerhouse.

Summerhouse

The summerhouse is insulated and has power and French doors.

Directions

Proceed out of Long Eaton along Nottingham Road and Cleveland Avenue can be found as a turning on the left hand side.

7834AMRS

Council Tax

Erewash Borough Council Band B



Robert Ellis
ESTATE AGENTS



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