



Dovedale Avenue,  
Long Eaton, Nottingham  
NG10 3HU

**Price Guide £200-210,000**

**Freehold**





Robert Ellis Estate Agents are delighted to bring to the market this THREE BEDROOM, SEMI-DETACHED HOME situated on the popular Dovedale Avenue, Long Eaton, Nottingham. The property requires updating and modernisation throughout, although offering huge potential!

Upon entry, you are greeted into the hallway allowing access to the lounge and kitchen, as well as the first floor. The dining room is accessed via the lounge, which leads into the kitchen as well as the conservatory, which over looks the rear garden.

To the first floor there are three bedrooms; two double bedrooms and one good sized third bedroom. There is a also a shower room with separate WC.

Externally there is ample off road parking and a low maintenance front garden. In addition to this there is a good sized rear garden.

The property benefits from all main windows being double glazed, as well as gas central heating and offers NO UPWARD CHAIN





### Entrance Hallway

Double glazed entrance door to the front elevation. Double glazed windows to the front elevation. Carpeted flooring. Wall mounted radiator. Carpeted staircase to First Floor Landing. Internal doors leading into Lounge and Kitchen

### Lounge

10'10 x 12'10 approx (3.30m x 3.91m approx)  
Double glazed window to the front elevation. Carpeted flooring. Wall mounted radiator. Inset electric fireplace. Double French doors leading into Dining Room

### Dining Room

9'2 x 10' approx (2.79m x 3.05m approx)  
Double glazed patio sliding doors leading into Conservatory. Carpeted flooring. Wall mounted radiator. Internal door leading into the Kitchen

### Kitchen

8'2 x 10'5 max (2.49m x 3.18m max)  
Double glazed window to the rear elevation. Carpeted flooring. Tiled splashbacks. Range of wall base and drawers units with worksurfaces above. Stainless steel sink and drainer unit with hot and cold taps. Space and plumbing for automatic washing machine. Space and point for freestanding fridge freezer. Wall mounted boiler. Built-in storage cupboard. Double glazed door to the side elevation

### Conservatory

7'8 x 8'11 approx (2.34m x 2.72m approx)  
Double glazed patio doors to the rear elevation. Double glazed windows to the side and rear elevations. Tiled flooring

### First Floor Landing

Double glazed window to the side elevation. Carpeted flooring. Loft access hatch. Internal doors leading to Bedroom 1, 2, 3, Shower Room and First Floor WC

### Bedroom 1

12'10 x 10' max (3.91m x 3.05m max)  
Double glazed window to the front elevation. Carpeted flooring. Wall mounted radiator

### Bedroom 2

10'6 x 10'11 approx (3.20m x 3.07m approx)  
Double glazed window to the rear elevation. Carpeted flooring. Wall mounted radiator. Built-in storage cupboard

### Bedroom 3

9'4 x 7'3 approx (2.84m x 2.21m approx)  
Double glazed window to the front elevation. Carpeted flooring

### Shower Room

Double glazed window to the rear elevation. Part tiling to walls. Pedestal wash hand basin with hot and cold taps. Walk-in shower enclosure with wall mounted electric shower.

### First Floor WC

Double glazed window to the side elevation. Low level WC

### Outside

The property sits on good sized plot with a low maintenance gravel front garden. Pathway to the front entrance. Driveway providing off the road parking. Shrubbery and trees. Hedging and fencing surrounding. Gated access to rear of property.

To the rear of the property there is a good sized low maintenance rear garden with a large decked area with ample space for outdoor seating and dining, large laid to lawn area. Mature shrubbery and trees. Fencing and hedging surrounding.

### Council Tax

Local Authority Erewash  
Council Tax band B

### Directions

Proceed out of Long Eaton along Derby Road and at the traffic island turn left onto Wilsthorpe Road. At the second mini island turn right into Dovedale Avenue, follow the road around and the property can be found on the right hand side after the turning for Wharfedale Road.  
7871CO





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B		74	
(69-80) C			
(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.