



Florence Avenue,
Long Eaton, Nottingham
NG10 2BE

O/O £170,000 Freehold



A TWO BEDROOM TERRACE PROPERTY FOUND CLOSE TO LOCAL AMENITIES AND TRANSPORT LINKS.

Robert Ellis are delighted to bring to the market, this two bedroom terraced home positioned on a cul-de-sac. This home, which is ideal for a first time buyer or investor is well presented throughout. and an early viewing comes highly recommended in order to appreciate all that is on offer.

The accommodation briefly comprises of an entrance with access to the lounge and stairs to the first floor. The modern lounge provides access to the dining kitchen diner that has an integrated oven, microwave and gas hob and there is a large storage cupboard. To the first floor, there are two bedrooms with the master bedroom stretching in excess of 15' and a modern three piece bathroom. Externally, there is potential off road parking to the front whilst the rear garden is mainly lawned with a patio area and is without doubt, one of the many good things about this property.

The property is within walking distance of the Asda, Tesco, Aldi and Lidl stores and numerous other retail outlets provided by Long Eaton town centre, there are excellent schools for all ages which include The Grange infant and primary schools which are within walking distance of the house, there are healthcare and sports facilities which include the West Park Leisure Centre on the other side of Long Eaton with the adjoining playing field and park and the excellent transport links include J25 of the M1, East Midlands Airport, stations at Beeston, Long Eaton and East Midlands Parkway and there is the A52 and other main roads all of which provide good access to Nottingham, Derby and other East Midlands towns and cities.



Hallway

Double glazed door to the front, tiled flooring, stairs to the first floor and door to:

Lounge

11' x 11'1 approx (3.35m x 3.38m approx)

Double glazed window to the front, radiator, laminate flooring, door to:

Dining Kitchen

11'5 max x 11'1 (3.48m max x 3.38m)

Double glazed window and door to the rear, radiator, laminate flooring, understairs storage cupboard and pantry, matching wall and base units with work surfaces over, integrated electric oven and microwave, stainless steel sink and drainer, four ring gas hob with extractor over and part tiled walls.

First Floor Landing

With loft access hatch and doors to:

Bedroom 1

11'1 x 15'1 approx (3.38m x 4.60m approx)

Double glazed window to the front, radiator and built-in storage cupboard.

Bedroom 2

11'3 x 7'10 approx (3.43m x 2.39m approx)

Double glazed window to the rear, radiator.

Bathroom

Obscure double glazed window to the rear, low flush w.c., panelled bath with shower from the mixer tap, pedestal wash hand basin, extractor fan, chrome heated towel rail and linoleum flooring.

Outside

Side passageway from the front to the rear, potential off street parking to the front (curb needs dropping). There is a patio area to the rear, lawned garden with shrubs to the borders and fencing to the boundaries.

Outbuilding

Currently housing the white goods.

Directions

Proceed out of Long Eaton along Nottingham Road continuing under the railway bridge and taking the left turning into Norfolk Road. Take the next right into Landsdown Grove and first left into Florence Avenue where the property is located towards the end of the avenue on the right hand side.

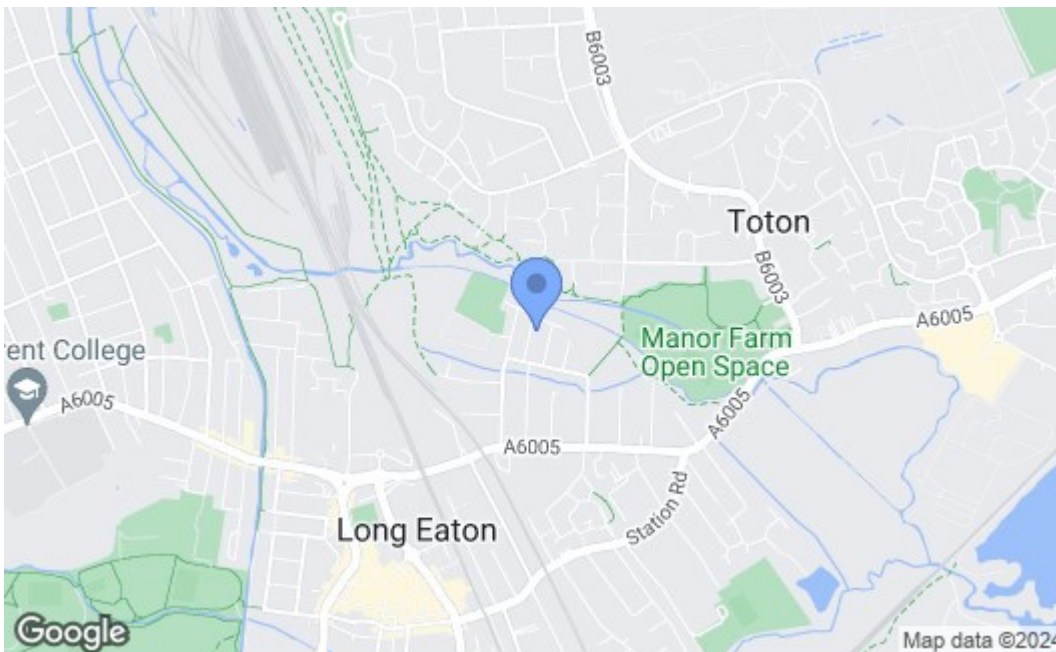
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Council Tax

Erewash Borough Council Band A



Robert Ellis
ESTATE AGENTS



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 90 |
| (81-91) B | | | |
| (69-80) C | | 67 | |
| (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.