



Milford Avenue,  
Long Eaton, Nottingham  
NG10 4EZ

**£250,000 Freehold**



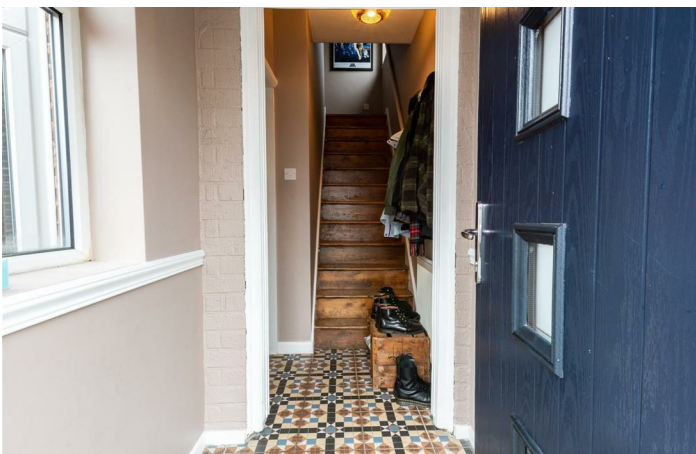


A THREE BEDROOM SEMI DETACHED PROPERTY SITUATED IN A CUL-DE-SAC LOCATION.

Robert Ellis are extremely pleased to bring to the market a property that is being sold with the benefit of no upward chain where rarely these properties become available for sale on Milford Avenue. This property benefits from traditional features and has a log burner in the lounge, exposed varnish floorboards, two separate w.c.'s, kitchen with built-in appliances and a larger than average South facing rear garden. Being conveniently situated within walking distance to local schools and transport links such as J25 of the M1, an early viewing comes highly recommended to fully appreciate the accommodation on offer.

The property benefits from gas central heating and double glazing and in brief comprises of an entrance porch, hall, lounge with bay window, kitchen, ground floor bathroom, separate w.c. and a conservatory. To the first floor there are three good size bedrooms and a separate w.c. Outside to the front there is an area which could be changed into a driveway if the curb is dropped (subject to the necessary permissions) which leads to the garage. A particular feature is the larger than average South facing rear garden with a patio and lawn.

The property is within only a couple of minutes drive of the Asda and Tesco superstores and numerous other retail outlets found in Long Eaton town centre, the Trent College and The Elms Independent Schools along with excellent State Schools all within walking distance as are health care and sports facilities including the West Park Leisure Centre and adjoining playing fields and the transport links include J25 of the M1, Long Eaton and East Midlands Parkway Stations, East Midlands Airport and the A52 providing easy access to Nottingham, Derby and other East Midlands towns and cities.





### Entrance Porch

Composite front entrance door, two UPVC double glazed windows leading to:

### Hall

Dado rail, tiled floor, radiator, stairs to the first floor and door to:

### Lounge

15'6 x 13'2 approx (4.72m x 4.01m approx)

UPVC double glazed bay window to the front, exposed floorboards, picture rail, TV and telephone points, log burner with a tiled hearth, two radiators, door to a large understairs storage cupboard and door to:

### Kitchen

10'5 x 8'5 approx (3.18m x 2.57m approx)

Wall, base and drawer units with work surface over, stainless steel sink and drainer with swan neck mixer tap, integrated oven, gas hob and extractor hood over, tiled walls and splashbacks, tiled floor, radiator, built-in fridge and separate freezer, built-in dishwasher, plumbing for an automatic washing machine, UPVC double glazed window to the rear, open to conservatory and door to:

### Bathroom

Panelled bath with shower from the mains, vanity unit with sink and storage, tiled walls and splashbacks, tiled floor, extractor fan, window to the garage and door to:

### Separate w.c.

Low flush w.c., chrome heated towel rail, tiled floor, tiled walls and splashbacks and extractor fan.

### Conservatory

9'5 x 7'5 approx (2.87m x 2.26m approx)

Brick base with UPVC double glazed windows and patio doors to the rear garden, spotlights, tiled floor and radiator.

### First Floor Landing

UPVC double glazed window to the side, access to the loft, exposed floorboards and doors to:

### Bedroom 1

13'2 x 9'9 approx (4.01m x 2.97m approx)

UPVC double glazed window to the front, radiator and door to:

### Separate w.c.

Low flush w.c., wash hand basin with cupboard under, tiled walls and splashback, tiled floor and UPVC double glazed window to the front.

### Bedroom 2

11'5 x 9'1 approx (3.48m x 2.77m approx)

UPVC double glazed window to the rear, radiator, door to storage cupboard and original cast iron fireplace.

### Bedroom 3

8'8 x 6'7 approx (2.64m x 2.01m approx)

UPVC double glazed window to the rear and a radiator.

### Outside

The property is set back from the road having a block paved area, ideal for parking, subject to the curb being dropped and planning permission, gravelled area giving access to the front door and garage. The rear garden is South facing and has a gravelled patio area leading to a lawned garden with borders having mature shrubs, privately enclosed with fenced and hedged boundaries.

### Garage

Up and over door to the front and rear, gas central heating boiler, power and light.

### Directions

Proceed out of Long Eaton along Derby Road and continue round the bed and take the right hand turning into Breedon Street. Milford Avenue can be found as a turning on the left hand side.

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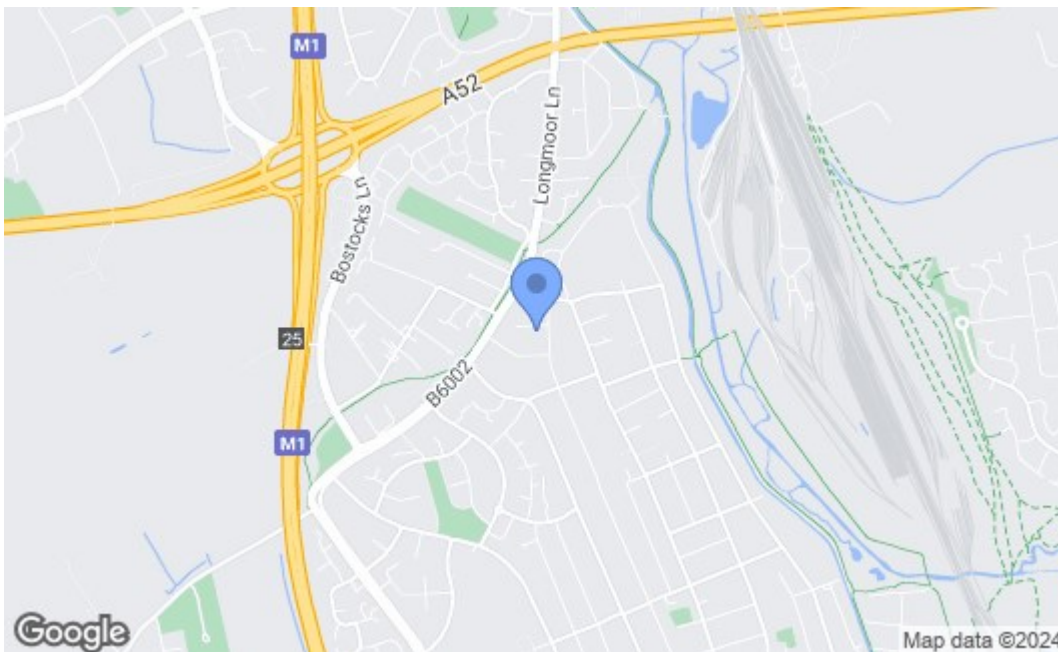
### Council Tax

Erewash Borough Council Band A





TOTAL FLOOR AREA: 1029 sq.ft. (95.6 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, walls, 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			
(81-91) B			79
(69-80) C			
(55-68) D		58	
(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	

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