



Myrtle Avenue,
Long Eaton, Nottingham
NG10 3LZ

Price Guide £220-225,000

Freehold



A MODERN THREE BEDROOM SEMI DETACHED HOME WITH A DETACHED GARAGE.

Robert Ellis are pleased to bring to the market this bay fronted semi detached home on Myrtle Avenue. The property is well presented throughout and in a condition which enables the next owner to move straight into and benefit from the modern bathroom and kitchen that's on offer. There is also a WC off the master bedroom and a conservatory to the rear. There is a shared driveway providing vehicular access to the detached single garage. The property is positioned in a great spot with superb access to local shops and amenities including Long Eaton Town Centre.

Offering no onward chain and gas central heating with a combi boiler, this semi detached home really needs to be viewed to be appreciated. Internal accommodation briefly comprises of an Entrance hall, bay fronted lounge, modern kitchen with integrated appliances, four piece bathroom, conservatory and three bedrooms and a WC to the first floor.

The house is literally only a few minutes drive away from the Asda, Tesco, Aldi and Lidl stores and many other retail outlets found in Long Eaton town centre with there being a Sainsbury's convenience store on Tamworth Road, if required there are excellent schools for all ages within walking distance, healthcare and sports facilities including West Park Leisure Centre and adjoining playing fields which can be accessed from the top of Hawthorne Avenue and the excellent transport links include junctions 24 and 25 of the M1, East Midlands Airport with the Skylink bus providing an easy way to get to the airport which avoids expensive parking, Long Eaton and East Midlands Parkway stations and the A52 and other main roads which provide good access to Nottingham, Derby and other East Midlands towns and cities.



Entrance Hall

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

Lounge

13'7 max x 15'11 into bay approx (4.14m max x 4.85m into bay approx)

Double glazed bay window to the front, two radiators, wall mounted electric plasma effect fire, TV point, coving, wooden flooring, storage cupboard housing the boiler and door to:

Kitchen

10'10 x 8'8 approx (3.30m x 2.64m approx)

Double glazed window to the rear, matching wall and base units with work surfaces over, sink and drainer, integrated electric oven, four ring gas hob with extractor over, integrated fridge freezer, integrated washing machine and a radiator.

Bathroom

Double glazed window to the side, four piece suite comprising of a panelled bath, low flush w.c., pedestal wash hand basin, single shower cubicle with electric shower, extractor fan, part tiled walls, vinyl flooring, chrome heated towel rail.

Conservatory

12'3 x 6'4 approx (3.73m x 1.93m approx)

Double glazed windows and door to the rear, vinyl flooring and a radiator.

First Floor Landing

Double glazed window to the side, loft access and doors to:

Bedroom 1

13'8 x 10'3 approx (4.17m x 3.12m approx)

Double glazed window to the front, radiator, wooden flooring and door to:

w.c.

Having a low flush w.c., wash hand basin, tiled flooring, double glazed window to the front.

Bedroom 2

12'2 x 8'10 approx (3.71m x 2.69m approx)

Double glazed window to the rear, radiator, wooden flooring.

Bedroom 3

8'10 x 7'9 approx (2.69m x 2.36m approx)

Double glazed window to the rear, radiator and wooden flooring.

Outside

To the front of the property there is a block paved frontage with decked area to the front door, shared driveway leading to the garage.

There is a large rear garden with patio area, in need of some upkeep, enclosed with panelled fencing and shrubs to the borders.

Garage

Up and over door to the front.

Directions

Proceed out of Long Eaton along Tamworth Road and after passing over the canal bridge turn right into Myrtle Avenue and the property can be found some way down on the left hand side.

Council Tax

Erewash Borough Council Band A

Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 14mbps Superfast 80mbps

Ultrafast 1000mbps

Phone Signal – EE, 02, 3, Vodafone

Sewage – Mains supply

Flood Risk – Very low, surface water low

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No



Robert Ellis
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		64	
(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.