



Overdale Close,  
Long Eaton, Nottingham  
NG10 3JJ

**O/I/R £100,000 Freehold**



THIS IS A SINGLE STOREY STUDIO PROPERTY WHICH IS SITUATED IN THE HEART OF THE POPULAR DALES ESTATE OF LONG EATON.

This is a property which will suit a whole range of buyers and for the size and layout of the accommodation to be appreciated, we recommend that interested parties do take a full inspection so they can see all that is included in the property for themselves. The property is being sold with the benefit of NO UPWARD CHAIN and is therefore ready for immediate occupation and is conveniently located for the amenities and facilities provided by the area as well as excellent transport links, all of which have helped to make this a very popular and convenient place to live.

The property is constructed of brick under a pitched tiled roof and the well maintained accommodation derives the benefits of electric heaters and double glazing. Being entered from an open porch at the side, the accommodation includes a reception hall, the main living/bedroom area, the well fitted kitchen which has integrated cooking appliances and there is a fully tiled shower room. Outside there are paved seating areas and lawns to the front and side and the garden is kept private by having a wall and fencing to the boundaries.

The property is well placed for easy access to the amenities and facilities provided by Long Eaton and the surrounding areas with these including Asda, Tesco, Aldi and Lidl stores and many other retail outlets in the town centre, there are healthcare and sports facilities including the West Park Leisure Centre and adjoining playing fields, walks in the nearby open countryside and as well as Long Eaton station, the excellent transport links include junctions 24 and 25 of the M1, East Midlands Airport which can be reached via the Skylink bus which takes you to Castle Donington and the airport and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.



## Porch

Open porch with a UPVC front door having two inset glazed panels leading to:

## Reception Hall

Having laminate flooring which extends into the main living/bedroom area, a wall mounted heater and hatch to the loft.

## Living/Bedroom Area

14'6 x 13' to 10' approx (4.42m x 3.96m to 3.05m approx)

This main large room has two double glazed windows with fitted blinds to the front, laminate flooring, recessed lighting to the ceiling, wall mounted flame effect electric heater (not tested), TV point and built-in storage/cloaks cupboard.

## Kitchen

9'3 x 6'8 to 5'2 approx (2.82m x 2.03m to 1.57m approx)

The kitchen is fitted with wood finished units having brushed stainless steel fittings and includes a circular sink and drainer with mixer tap and a four ring hob set in a work surface which extends to two walls and has cupboards, oven and space for a fridge below, work surface set in a recess with space for an automatic washing machine and cupboard below, matching eye level wall cupboards, tiling to the walls by the work surface and cooking areas, double glazed window with a blind to the front, recessed lighting to the ceiling and a wall mounted fan heater.

## Shower Room

The shower room is fully tiled and has a large walk-in shower with a Triton electric shower, tiling to three walls and a glazed sliding door and protective screen, low flush w.c. and a circular hand basin with mixer tap set on a surface with a shelf below and mirror to the wall above, ladder towel radiator, wall mounted fan heater, opaque double glazed window, extractor fan, recessed lighting to the ceiling and a copper lagged tank enclosed in a built-in airing/storage cupboard.

## Outside

There are various slabbed seating areas, lawns to the front and side of the property with the garden being kept private by having a wall and fencing to the boundaries.

## 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 onto Dovedale

Avenue, fourth right onto Wharfedale Road and Overdale Close can be found as the third turning on the right hand side with the property on the corner as identified by our for sale board.  
8029AMMP

## 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

Broadband Speed - 02, Three

Phone Signal – Standard 26mbps, Ultrafast 1000mbps

Sewage – Mains supply

Flood Risk – Low, surface water low

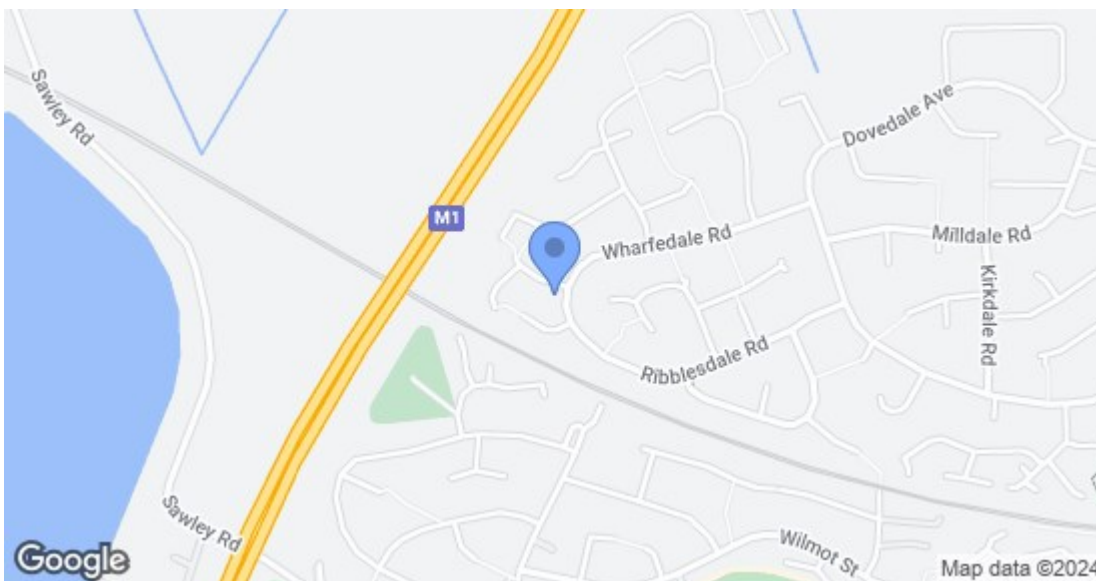
Flood Defenses – No

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			94
(81-91) B			
(69-80) C			
(55-68) D		56	
(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.