



Blandford Avenue,  
Long Eaton, Nottingham  
NG10 3LG

**£230,000 Freehold**

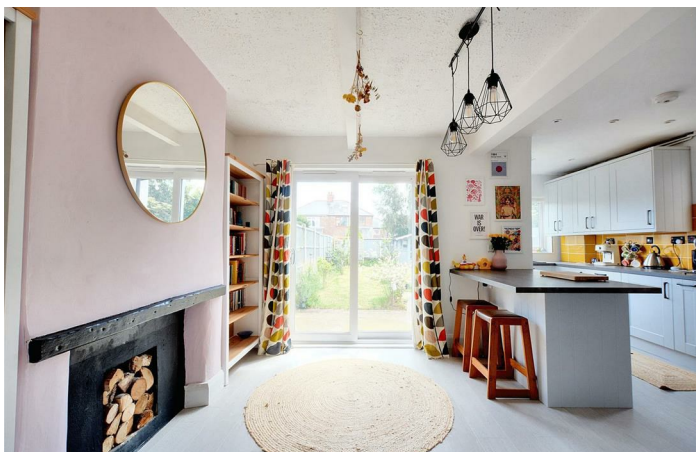


A WELL PRESENTED THREE BEDROOM SEMI-DETACHED HOUSE WITH LARGE REAR GARDEN, PERFECT FOR FIRST TIME BUYERS.

Robert Ellis are delighted to bring to the market this spacious and well presented three bedroom semi-detached home. The property is constructed of brick and benefits double glazing and gas central heating throughout with an open plan kitchen/diner space. This property would be perfect for a wide range of buyers especially first time buyers and an internal viewing is highly recommended to appreciate the property and location on offer.

In brief, the property comprises an entrance hallway, lounge and open plan kitchen/diner space with a utility cupboard space and integrated appliances in the kitchen. To the first floor, the landing leads to three generous bedrooms and the three piece family bathroom suite with the master bedroom at the rear of the property benefitting from fitted wardrobes. To the exterior, there is a large turfed garden with a patio space and wooden summerhouse.

This property is located in the popular residential town of Long Eaton, close to a wide range of local schools, shops and parks. The property is within walking distance to the town centre where supermarkets and healthcare facilities can be found as well as within walking distance to West Park and its leisure centre. There are fantastic transport links including nearby bus stop and easy access to major road links such as the M1, A50 and A52 to both Nottingham and Derby with East Midlands Airport and Long Eaton train station within close proximity.



### Entrance Hall

UPVC double glazed front door, laminate flooring, ceiling light.

### Lounge

9'9 x 13'4 approx (2.97m x 4.06m approx)

UPVC double glazed bay fronted window, floorboards, radiator, ceiling light.

### Kitchen/Diner

16'9 x 17'7 approx (5.11m x 5.36m approx)

UPVC double glazed door to the rear, UPVC windows overlooking the side and the rear, sliding doors overlooking and leading to the rear garden, laminate flooring, built in storage/utility cupboard with space for washing machine and tumble dryer, wall and base units work work surfaces over, inset sink and drainer, integrated dishwasher, integrated electric hob with overhead extractor fan, integrated double oven, radiator, space for fridge/freezer, ceiling light.

### First Floor Landing

UPVC double glazed window overlooking the side, floorboards, loft access, ceiling light.

### Bedroom 1

10'5 x 9'7 approx (3.18m x 2.92m approx)

UPVC double glazed window overlooking the rear, carpeted flooring, radiator, fitted wardrobes, ceiling light.

### Bedroom 2

10'7 x 10'4 approx (3.23m x 3.15m approx)

UPVC double glazed window overlooking the front, carpeted flooring, radiator, ceiling light.

### Bedroom 3

5'8 x 8'9 approx (1.73m x 2.67m approx)

UPVC double glazed window overlooking the front, laminate flooring, radiator, ceiling light.

### Family Bathroom

6'1 x 5'2 approx (1.85m x 1.57m approx)

UPVC double glazed patterned window overlooking the rear, laminate flooring, bath with mixer tap and shower overhead, top mounted sink, low flush w.c., heated towel rail, spotlights.

### Outside

This property benefits from a large enclosed rear garden with patio area, lawn and a wooden summerhouse.

### Directions

Proceed out of Long Eaton along Derby Road and at the traffic island turn left into Wilsthorpe Road. Continue over the two mini islands and Blandford Avenue can be found as a turning on the right.

8050RS

### Council Tax

Erewash Borough Council Band B

### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky

Broadband Speed - Standard 6mbps, Superfast 73mbps,

Ultrafast 1000mbps

Phone Signal – O2, EE, Three

Sewage – Mains supply

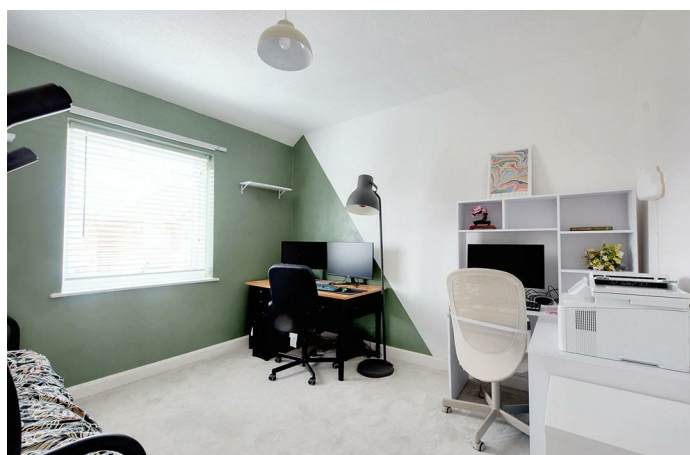
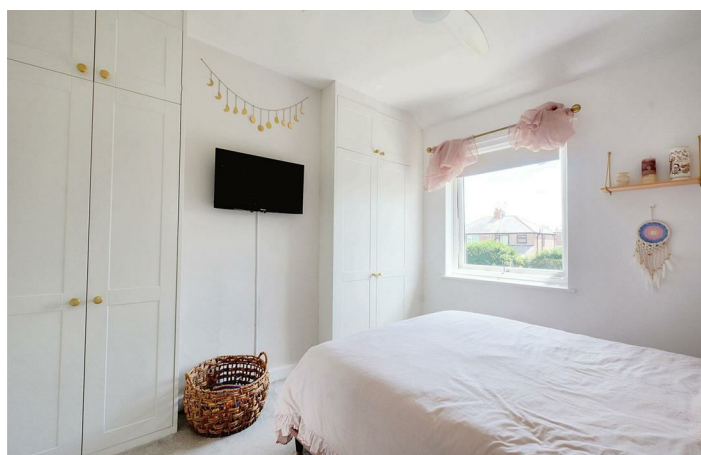
Flood Risk – No, surface water low

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(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.