Robert Ellis

*look no further. . .*

Riber Close,
Long Eaton, Nottingham
NG10 1AN

**£195,000 Leasehold**

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A THREE BEDROOM SEMI DETACHED CHALET STYLE BUNGALOW BEING SOLD WITH THE BENEFIT OF NO UPWARD CHAIN.

Robert Ellis are delighted to bring to the market a spacious and versatile property that backs onto the canal and found on a good size plot there is room to extend at the side and rear (subject to necessary permissions) and with it being ready for the next owner to stamp their own mark on it, we feel this property will be an ideal future home for someone. The property is well placed for easy access to amenities and facilities provided by Long Eaton and surrounding areas, all of which have helped to make this a popular and convenient place to live. An early internal viewing comes highly recommended.

The property is constructed of brick to the external elevation all under a tiled roof and benefits from modern conveniences such as gas central heating and double glazing. In brief the accommodation comprises of an entrance hall, lounge, kitchen, master bedroom, study/dining room and bathroom. To the first floor there are two double bedrooms. Outside there is off the road parking for several vehicles leading down the side elevation and to the larger than average rear garden.

The property is within easy reach of many local amenities and facilities including the Asda and Tesco superstores as well as the many other retail outlets found in Long Eaton town centre, health care, if required schools for all ages, sports facilities and excellent transport links including J25 of the M1, Long Eaton Station, East Midlands Airport and the A52 and other main roads which provide good access to both Nottingham and Derby.

Entrance Hall
UPVC double glazed front entrance door and window, radiator, stairs to the first floor, door to understairs storage cupboard, telephone point and door to:

Lounge
14'7 x 11'7 approx (4.45m x 3.53m approx)
Electric fire with Adam style surround, radiator, TV point, coving to ceiling, telephone point and double glazed sliding doors to the rear garden.

Kitchen
10'5 x 9'7 approx (3.18m x 2.92m approx)
Wall, base and drawer units with roll edged work surface over, stainless steel sink and drainer with mixer tap, tiled walls and spalshbacks, UPVC double glazed window and rear exit door, gas central heating boiler, radiator, door to pantry with shelving and UPVC double glazed window to the side.

Bedroom 1
12'6 x 8'8 approx (3.81m x 2.64m approx)
UPVC double glazed window to the front, radiator, built-in wardrobes, drawers and dressing table.

Study/Dining Room
8'5 x 6'3 approx (2.57m x 1.91m approx)
UPVC double glazed window to the front, radiator.

Bathroom
Panelled bath with electric shower over, pedestal wash hand basin, low flush w.c., tiled walls and splashbacks, radiator and UPVC double glazed window to the side.

First Floor Landing
UPVC double glazed window to the rear and doors to:

Bedroom 2
13'10 x 8'9 approx (4.22m x 2.67m approx)
UPVC double glazed window to the rear, door to eaves and storage cupboard.

Bedroom 3
11'8 x 9'6 approx (3.56m x 2.90m approx)
UPVC double glazed window to the rear and radiator.

Outside
The property is situated on a good size plot having off the road parking for several vehicles/cars. There is a lawn and a path leading to the front entrance door which is enclosed with hedged boundaries. Off the road parking leads down the side elevation and round to the rear garden. There is a patio area to the immediate rear of the property leading onto the lawn which has gravelled borders, additional borders with mature shrubs and flowers, outside tap and greenhouse, all privately enclosed with fenced and hedged boundaries.

Directions
Proceed out of Long Eaton along Tamworth Road and just prior to the canal bridge turn left into Wyvern Avenue, follow the road around to right into Lodge Road and follow the road around where Riber Close can be found as a turning on the left with the property identified by our for sale board.
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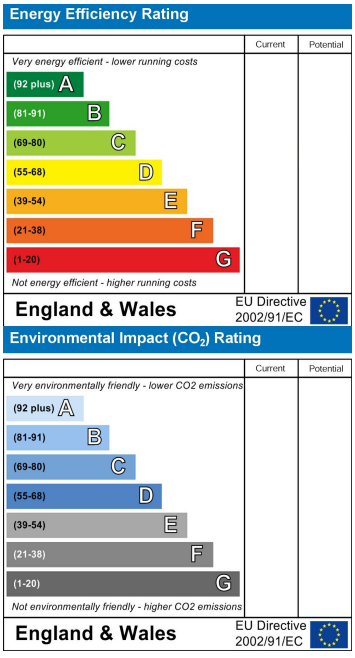
Agents Notes
The property is held leasehold with a 200 year lease which commenced on 25th March 1964. There is a ground rent of £15 p.a. paid in two half yearly installments.




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.