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look no further...



Myrtle Avenue,
Long Eaton, Nottingham
NG10 3LY

£209,995 Freehold

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THIS IS A LOVELY BAY FRONTED TWO DOUBLE BEDROOM PROPERTY WHICH HAS A MOST LUXURIOUS NEWLY FITTED FIRST FLOOR SHOWER ROOM.

Being located on Myrtle Avenue, this Victorian bay fronted property provides a lovely home which we are sure will suit an whole range of buyers from those buying their first property through to somebody downsizing and looking for a property which is ready to move into without having to carry out any work whatsoever, and is conveniently located for easy access to the many facilities and amenities provided by the area.

The property stands back from the road behind a low level walled area at the front of the house and it is constructed of brick to the external elevations under a pitched tiled roof. Deriving the benefits of having gas central heating and double glazing, the property includes a lounge/sitting room, a separate dining/sitting room which has a feature chimney breast with recess to position a log burning stove, or similar. The kitchen is fitted with white gloss finished units and has integrated cooking appliances and there is a ground floor WC/utility area. To the first floor, the landing leads to the two double bedrooms and the luxurious shower room which has recently been totally re-fitted and has a large walk-in shower with a mains flow shower system. Outside, there is a walled area at the front of the house and a landscaped rear garden where there is a concrete area at the side of the house, an Indian sandstone pathway leading to a patio/seating area at the bottom of the garden, there is a lawn, fencing to the boundaries, a shed will remain at the property and there is an outside brick store which was originally an outside WC.

The property is situated only a few minutes drive from Long Eaton town centre where there is Asda, Tesco, Lidl and Aldi stores, as well as many other retail outlets, there are excellent schools for all ages within easy walking distance of the property, healthcare and sports facilities which include West Park Leisure Centre and adjoining playing fields, and the excellent transport links include Junction 25 of the M1, East Midlands Airport which can be reached on the Skylink bus, stations at Long Eaton and East Midlands Parkway, the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.



Front Door

Stylish composite front door with inset arched glazed panel and a double glazed panel above leading to :

Lounge/Sitting Room

11'7 x 11' (3.53m x 3.35m)

Double glazed bay window to the front, stone effect fire set within an Adam-style surround with an inset and hearth, cornice to the wall and ceiling, picture rail to the walls and a radiator.

Dining/Sitting Room

15' max reducing to 11'10 x 11'6 (4.57m max reducing to 3.61m x 3.51m)

This second reception room has a double glazed window to the rear, recess in the chimney breast to position a log burning stove with a slate tiled hearth and a wooden mantel over, radiator downstairs storage cupboard where the electricity meter and electric consumer unit are housed and a door to the stairs with a radiator and cloaks hanging at the bottom leading to the first floor.

Kitchen

17'1 reducing to 12'6 x 6'7 (5.21m reducing to 3.81m x 2.01m)

The kitchen has white gloss fronted units and includes a sink with a mixer tap set in a work surface with a wine rack, double cupboard and space for an automatic washing machine below, further work surface with double cupboard, two drawers and shelves beneath, four ring induction hob set within the work surface with cupboards, drawer, oven and space for a fridge and freezer beneath, matching eye level wall cupboards and a hood over the cooking area, tiling to the walls by the work surface areas, radiator, double glazed window to the side, hearth, double glazed door leading out to the rear garden and tiled flooring.

Ground Floor WC/Utility Area

5'6 x 4'10 (1.68m x 1.47m)

This area is fully tiled and has a low flush WC, space for a fridge/freezer and tumble dryer, tiled flooring, the gas meter is housed in a shelved cupboard, extractor fan, double opaque glazed window with fitted vertical blind to the side. There is also an area where the sink is positioned and this has a mixer tap, a mirror fronted cabinet above, tiled splashback with a double cupboard under, radiator and a double opaque glazed window.

First Floor Landing

The landing has a hatch to the loft, recessed lighting to the ceiling and panelled doors leading to the bedrooms and shower room.

Bedroom 1

11'7 x 11'1 (3.53m x 3.38m)

Double glazed window with fitted Roman blind to the front, radiator and a built-in cupboard/wardrobe.

Bedroom 2

12' x 8'6 (3.66m x 2.59m)

Double glazed window with fitted blind to the rear and a radiator.

Shower Room

12'5 x 6'8 (3.78m x 2.03m)

The luxurious newly fitted shower room has a large walk-in shower with

a mains flow shower system including a rainwater shower head and handheld shower, tiling to three side with a shelf to one end of the shower and an opaque glazed panel to the other end and a sliding glazed door and protective screen, low flush WC with a concealed cistern and a tiled shelf and wall above, hand basin with a mixer tap, a mirror with lighting to the wall above and drawers under, feature radiator, tiled flooring, double opaque glazed window with a fitted blind, recessed lighting to the ceiling, an extractor fan and a 'Worcester' boiler housed in a built-in airing/storage cupboard.

Outside

At the front of the property there is a walled pebbled area with a gate and path leading to the front door and there is an outside light by the front door.

At the rear of the property there is a concrete area to the side of the house leading onto a block edged Indian sandstone path which extends down to the bottom of the garden where there is an Indian sandstone patio/seating area, there is a lawn with pebbled areas to the sides and the garden is kept private by having good quality fencing to the three boundaries and there is a gate to the side which provides access for taking bins etc to the front of the house. There is an outside tap and an external light and at the front of the property there is a letter box positioned on the side wall.

Shed

6' x 4'9 (1.83m x 1.45m)

At the rear of the property there is a recently purchased wooden shed which is positioned on a slabbed base and the shed has a door at the side and a window at the front.

Brick Store

At the rear of the building there is a brick store which used to be an outside WC which could be reinstated if required by a new owner.

Directions

Proceed out of Long Eaton along Tamworth Road and after passing over the canal bridge turn right into Myrtle Avenue where you will find the property on the right,

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 1800mbps

Phone Signal – EE, O2, Three, Vodafone

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

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