Robert Ellis

look no further. . .

Ravensdale Avenue,
Long Eaton, Nottingham
NG10 4GG

£265,000 Freehold

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AN IMMACULATE AND EXTENDED THREE BEDROOM SEMI DETACHED PROPERTY SITUATED ON THE OUTSKIRTS OF LONG EATON.

Robert Ellis are extremely pleased to bring to the market a property that has been refurbished by the current owners and is ready to move into. This lovely contemporary decorated home would ideally suit the first time buyer or growing family having an open plan breakfast kitchen opening onto the South facing rear garden. There is also the added benefit of a ground floor bathroom and first floor shower room, all of the rooms have been re-fitted over the last few years by the current owners. An internal viewing is a must to fully appreciate all this property has to offer.

The property is well placed for easy access to excellent local schools and various shops on College Street along with those found in Long Eaton town centre and together with excellent transport links. In brief the accommodation comprises of an entrance hall, lounge with a log burner, breakfast kitchen with built-in appliances and a ground floor bathroom. To the first floor there are three double bedrooms and a separate shower room. The property is set back from the road, privately screened with a hedge and there is a gate at the side leading to the South facing rear garden.

The property is within easy reach of the centre of Long Eaton where there are Asda and Tesco superstores and many other retail outlets, there is a convenience store on College Street, healthcare and sports facilities, schools for younger children are within easy reach as is the Wilsthorpe School which is only a few minutes walk away and the excellent transport links include J25 of the M1, East Midlands Airport, Long Eaton station and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.

Entrance Hall
Composite front entrance door, UPVC double glazed window to the side, laminate floor, door to understairs storage cupboard housing the gas central heating boiler, additional understairs storage cupboard, radiator and door to:

Lounge
14'5 x 14'4 approx (4.39m x 4.37m approx)
UPVC double glazed bay window to the front, log burner with tiled hearth, radiator, coving to the ceiling and door to:

Breakfast Kitchen
16'5 x 14'2 approx (5.00m x 4.32m approx)
Wall, base and drawer units with solid wood work surface over, stainless steel 1½ bowl stainless steel sink and drainer with swan neck mixer tap, tiled walls and splashbacks, integrated oven, gas hob and extractor hood over, coving to the ceiling, spotlights, built-in fridge and separate freezer,built-in dishwasher, radiator, UPVC double glazed window and patio doors to the rear, plumbing for an automatic washing machine, pantry housing the water tank, laminate floor, island used as a breakfast bar and having storage with a solid wood surface, two radiators.

Bathroom
10' x 5'9 approx (3.05m x 1.75m approx)
A white three piece suite comprising of a free standing bath with mixer tap and hand held shower, low flush w.c., pedestal wash hand basin, tiled walls and splashbacks, chrome heated towel rail, UPVC double glazed window to the side, spotlights, tiled floor and extractor fan.

First Floor Landing
Access to the loft, UPVC double glazed window to the side, coving to the ceiling and doors to:

Bedroom 1
14'5 x 9'9 approx (4.39m x 2.97m approx)
UPVC double glazed window to the front, radiator.

Bedroom 2
10'7 x 9'4 approx (3.23m x 2.84m approx)
UPVC double glazed window to the rear, radiator, built-in wardrobe, coving to the ceiling.

Bedroom 3
9'9 x 7'6 approx (2.97m x 2.29m approx)
UPVC double glazed window to the rear, radiator.

Shower Room
Walk-in shower cubicle with electric shower over and glass folding door, low flush w.c., wash hand basin with vanity cupboard under, fully tiled walls and splashbacks, UPVC double glazed window to the front, tiled floor, spotlights, chrome heated towel rail.

Outside
The property is set back from the road, privately screened with a hedge and at gate at the side leads to the garden. The South facing rear garden is approx 73' in length, there is a patio area which leads to the lawn and a gravelled path leading to the bottom of the garden. The garden is privately enclosed with fenced and hedged boundaries, there are two garden sheds and a new decked area at the bottom of the garden. There is also an outside tap.

Directions
Proceed out of Long Eaton along Derby Road taking the right hand turn into College Street. Continue along College Street for a fair distance and Ravensdale Avenue can be found as a turning on the left hand side, continue along and the property can be found on the left hand side as identified by our for sale board.
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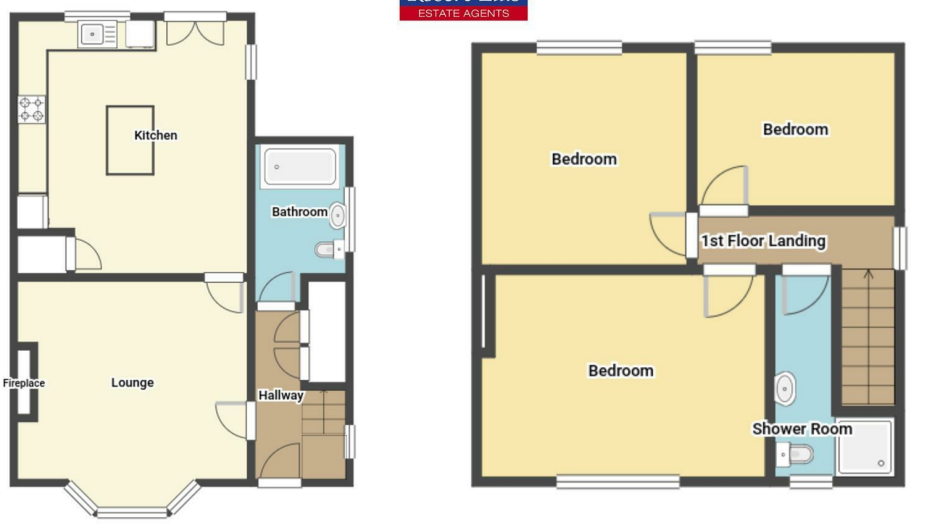
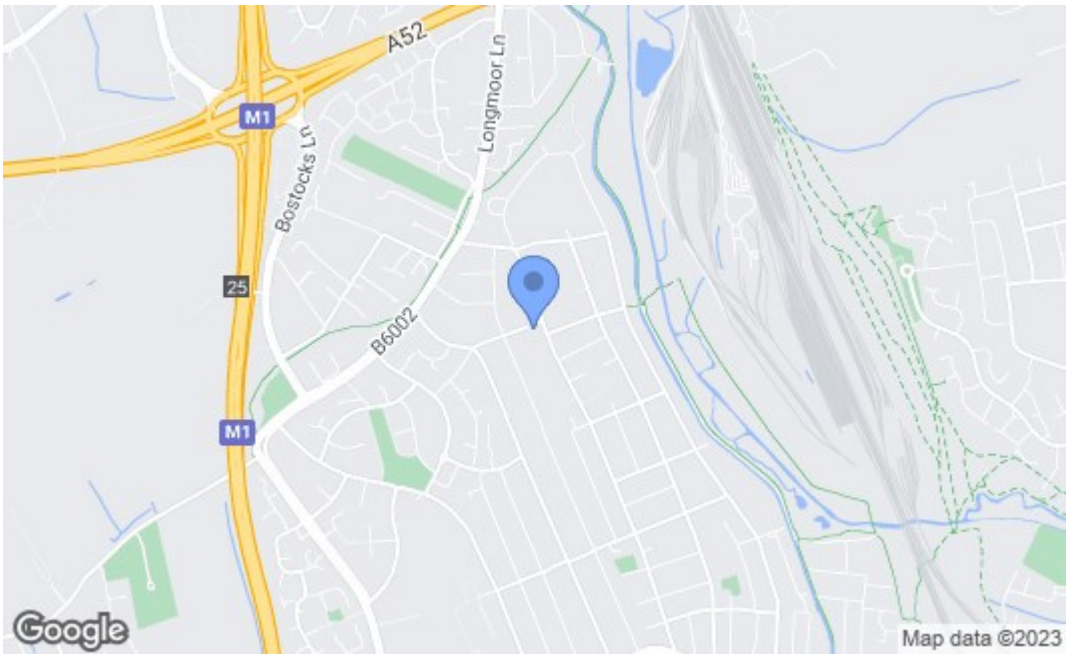
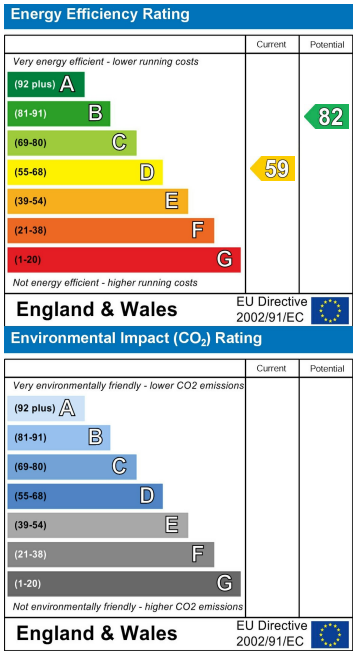
Agents Notes
Improvements have been made to the property since the EPC was carried out.

Council Tax
Erewash Borough Council Band B







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.

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