



Oakleys Road,
Long Eaton, Nottingham
NG10 1FQ

£259,950 Freehold



A GREAT OPPORTUNITY FOR A BUYER SEARCHING FOR A PROPERTY WITH POTENTIAL THAT REQUIRES MODERNISING THROUGHOUT.

Conveniently located in Long Eaton and being sold with no onward chain this period detached house will appeal to buyers looking for their next project. The entrance hallway has a useful understairs storage cupboard, stairs rising to the first floor and door access to the dining room and kitchen. The dining room is open to the living room and both rooms are a good size. The kitchen has a door opening to the lean-to which leads to the rear garden.

There are three bedrooms and bathroom on the first floor, two bedrooms are double in size and the third would be a useful home office. There is a loft room with power, light and a skylight window. To the front there is a driveway provides off road parking. The garden to the rear is fully enclosed and has a covered seating area.

The property is well placed for quick access to all the amenities and facilities provided by Long Eaton town centre which include the Asda, Tesco, Lidl and Aldi stores along with numerous other retail outlets found along the high street, schools for all ages, health care and sports facilities and excellent transport links including J25 of the M1, Long Eaton Station, East Midlands Airport and the A52 providing direct links to Nottingham and Derby. Viewing highly recommended, contact the office to arrange your viewing today.



Entrance Hall

UPVC panelled and obscure double glazed door to the front with a light panel above, stairs to the first floor, wall mounted central heating boiler, radiator, understairs cupboard having an obscure UPVC double glazed window, radiator, light and houses the electric consumer unit. Doors to:

Dining Room

12'4" x 10'11" approx (3.78m x 3.34m approx)

UPVC double glazed window to the front, radiator, coving, open to:

Living Room

11'7" x 13'5" approx (3.55m x 4.11m approx)

UPVC double glazed window to the front, coving, two radiators, gas fire with tiled surround and hearth.

Kitchen

10'3" x 6'8" approx (3.14m x 2.04m approx)

UPVC double glazed window, panel and double glazed door opening to the lean-to. Mix of wall, base and drawer units with laminate work surfaces over, tiled splashbacks, composite 1½ bowl sink and drainer with chrome mixer tap, radiator, space for a free standing gas cooker, plumbing and space for an under-counter washing machine.

Lean-to

11'4" x 8'7" approx (3.47m x 2.64m approx)

Timber construction with a brick wall and polycarbonate roof, UPVC double glazed windows and a wooden door with a decorative light panel within opening onto a covered seating area.

First Floor Landing

UPVC double glazed window, doors to:

Bedroom 1

12'8" x 11'0" approx (3.87m x 3.37m approx)

UPVC double glazed window, radiator, storage cupboards.

Bedroom 2

10'11" x 12'3" approx (3.33m x 3.75m approx)

UPVC double glazed window, radiator, decorative tiled fireplace.

Bedroom 3

7'3" x 10'2" approx (2.23m x 3.12m approx)

UPVC double glazed window, radiator and stairs to the loft room.

Bathroom

6'7" x 5'10" approx (2.01m x 1.8m approx)

Obscure UPVC double glazed window, three piece suite comprising of a bath with mains shower over, low flush w.c., wash hand basin, tiled splashback, radiator, wood effect laminate flooring.

Loft Room

8'3" x 20'1" approx (2.53m x 6.13m approx)

With power, light, skylight window and restricted headroom.

Outside

To the front of the property there is a gravelled area providing off road parking, brick wall to the boundary and a wooden gate to the rear.

Low maintenance rear garden with a covered seating area, patio area, pebbles and a timber storage shed. Wooden fencing to the boundary.

Directions

Proceed out of Long Eaton along Main Street. At the Tappers Harker public house island turn right into Oakleys Road. Continue along and the property can be found on the right hand side on the corner of Oakleys Road and Craig Street. 9442MH

Agents Notes

There are AI photos on this property.

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, Virgin

Broadband Speed - Standard 15mbps Superfast 80mbps

Ultrafast 1800mbps

Phone Signal – EE, Vodafone, 02, Three

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

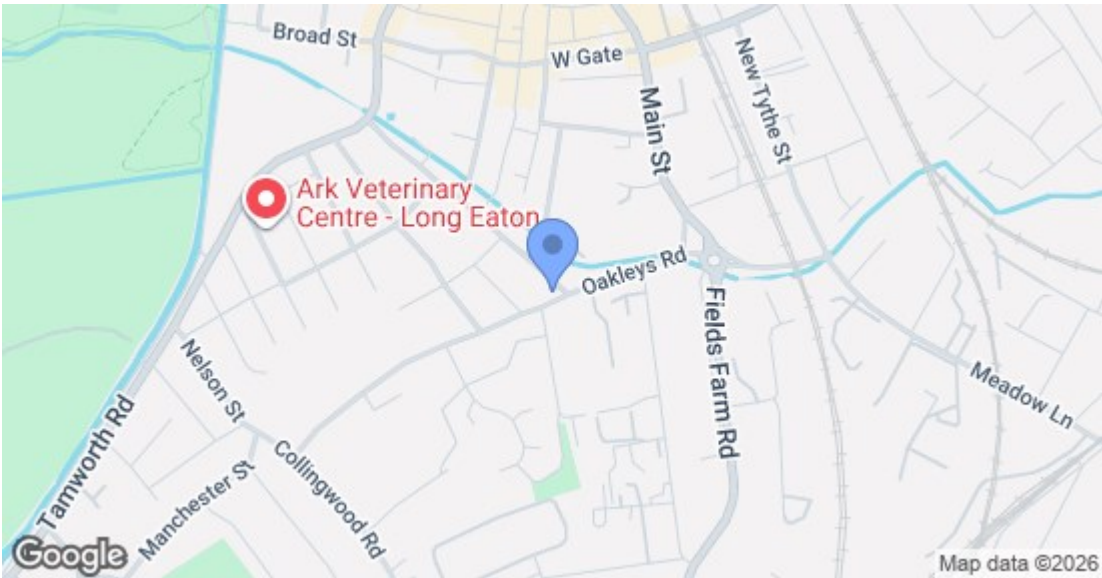
Flood Defenses – No

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.