



Ravensdale Avenue,  
Long Eaton, Nottingham  
NG10 4GG

**£250,000 Freehold**



A WELL MAINTAINED THREE DOUBLE BEDROOM SEMI DETACHED HOME WITH A LARGER THAN AVERAGE GARDEN AND BEING SOLD WITH THE BENEFIT OF NO UPWARD CHAIN.

Being situated on a popular road on the outskirts of Long Eaton, this three bedroom semi detached property provides light and airy accommodation which is spacious throughout having three double bedrooms and a w.c. on both floors. A particular feature of the property is the garden which is over 100' in length and provides several areas for people to sit and enjoy outside living. The property is well placed for all the amenities and facilities provided by Long Eaton and the surrounding area and to excellent transport links, a viewing comes highly recommended to fully appreciate all this property has to offer.

The property benefits from gas central heating and double glazing and in brief comprises of an entrance hall, lounge with a bay window to the front, breakfast kitchen and door to the conservatory and utility area off. There is also a full tiled ground floor bathroom. To the first floor there are three good size bedrooms and a separate w.c. Outside there is car standing at the front and access via a gate to the right hand side of the property leading to the rear garden which is one of the special features of this home. There is a patio, lawn, area made for a park/play area and at the bottom of the garden there is a large barbeque hut with a barbeque pit.

The property is well placed for easy access to the centre of Long Eaton where there are Asda, Tesco and Aldi superstores and many other retail outlets with there being a Co-op convenience store on College Street, schools for all ages are within easy walking distance, healthcare and sports facilities including the West Park Leisure Centre and adjoining playing fields are also within easy reach and the excellent transport links include J25 of the M1, East Midlands Airport, stations at Long Eaton and Eats Midlands Parkway and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.



### Entrance Hall

Radiator, door to understairs storage cupboard, UPVC double glazed window and front entrance door, telephone point and doors to:

### Lounge

14'2 x 14'6 approx (4.32m x 4.42m approx)  
UPVC double glazed bay window to the front, media wall with electric flame effect fire, picture rail, radiator and door to:

### Kitchen

14'3 x 7'9 approx (4.34m x 2.36m approx)  
White high gloss wall, base and drawer units with work surface over, inset 1½ bowl sink and drainer with swan neck mixer tap, tiled walls and splashbacks, integrated eye level double oven, electric hob with extractor hood over, appliance space, plumbing for an automatic washing machine, laminate flooring, door to large pantry/utility housing the gas central heating boiler with light and power and window to the rear. UPVC double glazed window and French doors to the conservatory and a radiator.

### Conservatory

9'2 x 9'2 approx (2.79m x 2.79m approx)  
Brick base with UPVC double glazed window and doors to the rear and a radiator.

### Bathroom

8'8 x 5'8 approx (2.64m x 1.73m approx)  
A white three piece suite comprising of a L shaped bath with shower from the mains having a waterfall shower head and hand held shower with a glass screen, low flush w.c., wash hand basin with drawer under, tiled walls and splashbacks, chrome heated towel rail, two UPVC double glazed windows to the side and recessed spotlights.

### First Floor Landing

UPVC double glazed window to the side, access to the loft and doors to:

### Bedroom 1

14'5 x 10'2 approx (4.39m x 3.10m approx)  
UPVC double glazed window to the front, radiator and picture rail.

### Bedroom 2

10'4 x 10'9 approx (3.15m x 3.28m approx)  
UPVC double glazed window to the rear and a radiator.

### Bedroom 3

10'1 x 7'4 approx (3.07m x 2.24m approx)  
UPVC double glazed window to the rear and a radiator.

### Separate w.c.

Low flush w.c., sink with cupboard under and tiled splashback.

### Outside

To the front of the property there is off road parking and a gate to the side leading to the privately enclosed rear garden. Immediate to the property there is a patio area leading onto a lawn with a path to the second sectioned off garden. The lawn is surrounded by borders having mature shrubs and raised beds. There is a fence with a gate leading to the bottom section of the garden where there is a play/park area which leads to the barbeque hut. The barbeque hut is of a good size having power, lighting and a barbeque pit. There are mature shrubs and trees surrounding the second half of the garden and the garden is privately enclosed with fenced boundaries.

### 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.  
7273AMEC

### Council Tax

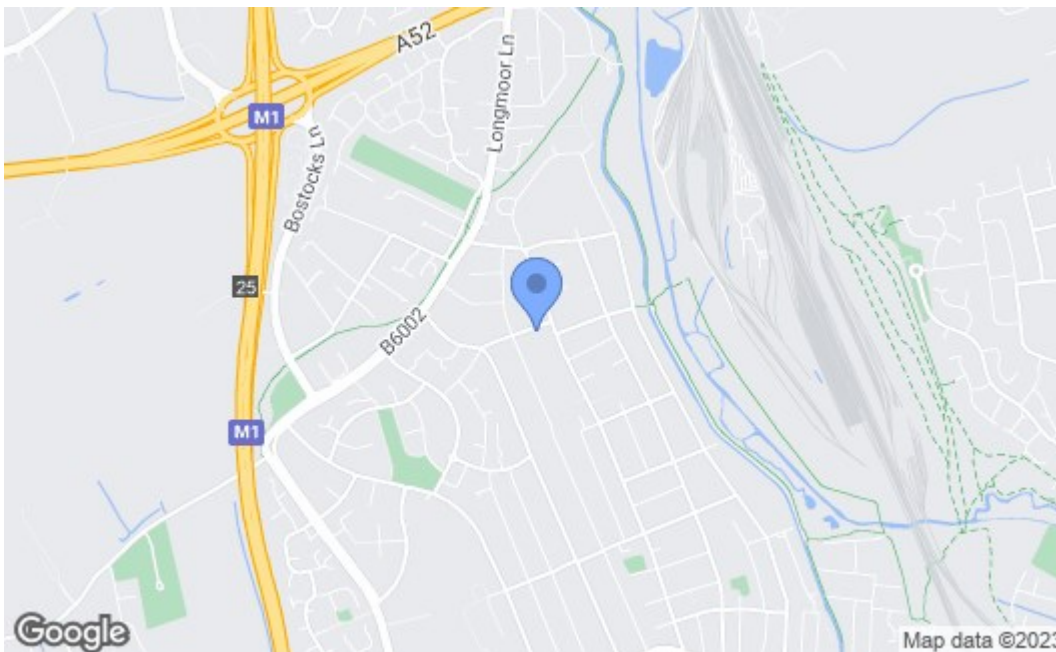
Erewash Borough Council Band B





7 RAVENSDALE AVENUE, LONG EATON, NG10 4GG

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2023



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			81
(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	

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