



Edale Close,
Long Eaton, Nottingham
NG10 3JE

£255,000 Freehold



A TWO DOUBLE BEDROOM DETACHED BUNGALOW BEING SOLD WITH THE BENEFIT OF NO UPWARD CHAIN.

Robert Ellis are delighted to bring to the market a bungalow which is situated at the head of a quiet cul-de-sac on the popular Dales Estate. The property does require some general upgrading and is an ideal purchase for those in search of a property that someone can put their own mark on. The property is livable but would benefit from re-decoration and a new kitchen and bathroom. An early viewing comes highly recommended in order to appreciate the space and size of the accommodation on offer.

The detached bungalow benefits from gas central heating and double glazing and in brief comprises of an entrance porch, hall, lounge/dining room with door onto the rear garden, kitchen, two double bedrooms and bathroom. Outside to the front there is off the road parking which is privately enclosed and leads to a carport at the right hand side. To the rear is a low maintenance garden with a workshop.

The property is only a few minutes drive away from the centre of Long Eaton where there are Asda, Tesco and Aldi stores as well as many other retail outlets, if required there are schools for all ages, healthcare and sports facilities which include the West Park Leisure Centre and adjoining playing fields and the excellent transport links include junctions 24 and 25 of the M1, East Midlands Airport, stations at Long Eaton, which is only a few minutes walk away, and at East Midlands Parkway and the A52 ad other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.



Porch

UPVC double glazed front entrance door and window and door to:

Entrance Hall

UPVC double glazed front entrance door and doors to:

Lounge/Sitting Room

20' x 23' reducing to 17'7 approx (6.10m x 7.01m reducing to 5.36m approx)

L shaped room with a UPVC double glazed window to the front, gas fire with Adam style surround, TV point, radiator, UPVC double glazed window and door to the rear and door to:

Inner Hall

Door to a storage cupboard and door to:

Kitchen

12'7 x 11'7 approx (3.84m x 3.53m approx)

Wall, base and drawer units with work surface over, ceramic sink and drainer with mixer tap, tiled walls and splashbacks, appliance space, radiator, rear exit door and UPVC double glazed window to the rear.

Bedroom 1

14'4 x 9'7 approx (4.37m x 2.92m approx)

UPVC double glazed window to the front, built-in wardrobes, radiator.

Bedroom 2

11'3 x 9'7 approx (3.43m x 2.92m approx)

UPVC double glazed window to the side, built-in wardrobes and radiator.

Bathroom

A three piece suite comprising of a panelled bath with electric shower over, pedestal wash hand basin, low flush w.c., UPVC double glazed window to the rear, fully tiled walls and splashbacks, wall heater.

Outside

To the front of the property there is a block paved driveway offering parking for at least 2 cars with gravelled areas, privately enclosed with a walled boundary. There is access all the way around the property and there are

double doors to a car port with a door leading to the rear garden. The rear garden has been designed for low maintenance and is block paved with a patio and an astroturf lawn. The garden is privately enclosed with wall and fenced boundaries. There is also a detached workshop.

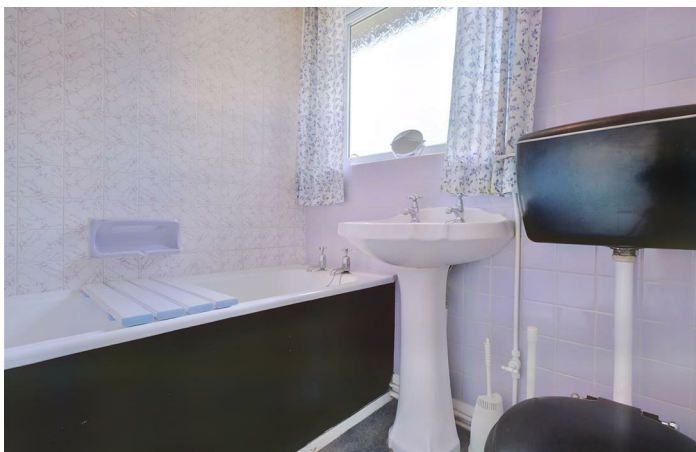
Directions

Proceed out of Long Eaton along Derby Road and at the traffic island turn left onto Wilsthorpe Road. At the second min island turn right onto Dovedale Avenue, first left into Milldale Road and first left into Edale Close and the property can be found as identified by our for sale board.

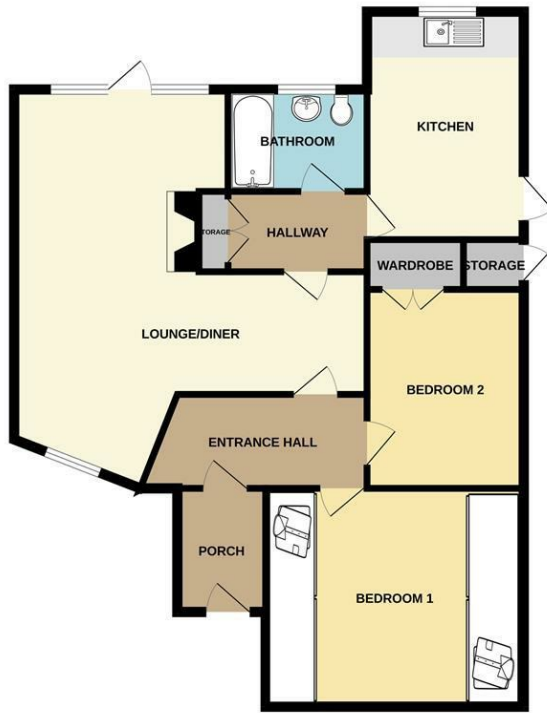
7261AMEC

Council Tax

Erewash Borough Council Band C



GROUND FLOOR
915 sq.ft. (85.0 sq.m.) approx.



14 EDALE CLOSE, LONG EATON

TOTAL FLOOR AREA: 915 sq. ft. (85.0 sq. m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained herein, 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.
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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	

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