Robert Ellis

*look no further...*

Victory Close,
Long Eaton, Nottingham
NG10 1DY

**£210,000 Freehold**

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A SPACIOUS AND WELL PRESENTED THREE BEDROOM HOUSE THAT WOULD APPEAL TO A VARIETY OF BUYERS INCLUDING FIRST TIME BUYERS AND UP SIZERS.

The entrance hallway has stairs rising to the first floor and doors accessing the cloakroom, living room, dining room and kitchen. The living room is a good size and has a window overlooking the front garden. The dining room is a versatile space and could be opened up to the kitchen. The kitchen is modern fitted and has a door leading to the conservatory. The first floor landing provides access to the three bedrooms and family bathroom, there are two double sized bedrooms and the third is a single bed size of home office. The garden to the rear is fully enclosed and offers excellent privacy and the garden to the front is low maintenance.

## Entrance Hall
UPVC panelled door with decorative obscure light panel within, radiator, stairs to the first floor, doors to:

## Cloaks/w.c.
5'5" x 2'11" approx (1.67m x 0.9m approx)
Obscure UPVC double glazed window to the front, two piece white suite comprising of a low flush w.c., vanity wash hand basin with tiled splashback and chrome mixer tap, tiled floor.

## Living Room
13'3" x 11'3" approx (4.04m x 3.44m approx)
UPVC double glazed window to the front, radiator, wood effect laminate flooring, electric fire with marble surround.

## Dining Room
7'3" x 12'9" approx (2.23m x 3.9m approx)
UPVC double glazed window opening into the conservatory, radiator.

## Kitchen
9'11" x 9'7" approx (3.03m x 2.94m approx)
UPVC double glazed panel and UPVC panel and double glazed door into the conservatory, high gloss white wall, base and drawer units with wood effect laminate work surface with tiled splashback, composite sink and drainer with chrome mixer tap, integrated dishwasher, integrated single electric oven, induction hob and stainless steel extractor over, space for a tall fridge freezer, tiled floor.

## Conservatory
7'10" x 16'11" approx (2.4m x 5.16m approx)
Brick dwarf wall with UPVC double glazed windows and French doors to the rear, polycarbonate roof, wood effect laminate flooring, radiator, plumbing and space for a washing machine.

## First Floor Landing
Loft access hatch, airing/storage cupboard housing the hot water cylinder, cupboard housing the central heating boiler, overstairs storage cupboard and doors to:

## Bedroom 1
12'11" x 10'6" approx (3.94m x 3.21m approx)
UPVC double glazed window to the front, radiator.

## Bedroom 2
13'6" x 8'9" to 10'9" approx (4.12m x 2.68m to 3.29m approx)
UPVC double glazed window to the rear, radiator.

## Bedroom 3
6'11" x 9'1" approx (2.13m x 2.79m approx)
UPVC double glazed window to the front, radiator.

## Bathroom
6'8" x 5'8" approx (2.04m x 1.74m approx)
Obscure UPVC double glazed window to the rear, three piece white suite comprising of a low flush w.c., vanity wash hand basin with chrome mixer tap, bath with electric Mira Sport shower over, tiled splashback, chrome heated towel rail, tiled floor.

## Outside
To the front of the property there is a path leading to the front door, pebbled and decked areas, low level fence to the boundary.

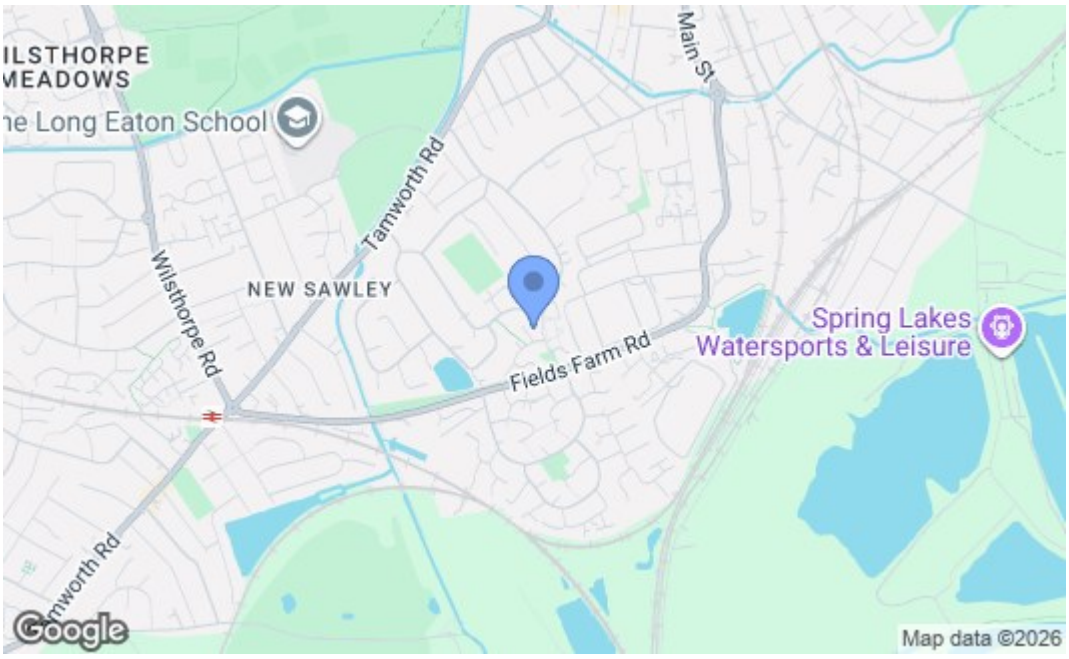
To the rear there is a lawned garden having raised beds, timber storage shed, wooden fence to the boundary and a gate providing access to the front.

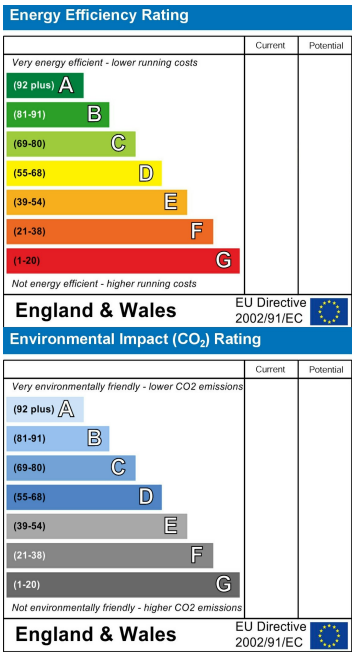
## Directions
Proceed out of Long Eaton along the main Tamworth Road, taking the left turning into Nelson Street which becomes Collingwood Road. Proceed almost to the end of Collingwood Road, taking the right turning into Vanguard Road. Victory Close may be found as an immediate turning on the right and the property clearly identified by our for sale board.
9554MH

## Agents Notes
There are AI photos on this property.

## 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 13mbps Superfast 38mbps Ultrafast 1800mbps
Phone Signal – Vodafone, 02, Three, EE
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




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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