

# Robert Ellis

*look no further...*



Owen Avenue,  
Long Eaton, Nottingham  
NG10 2FS

**Price Guide £270-280,000**  
**Freehold**

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@robertellisea



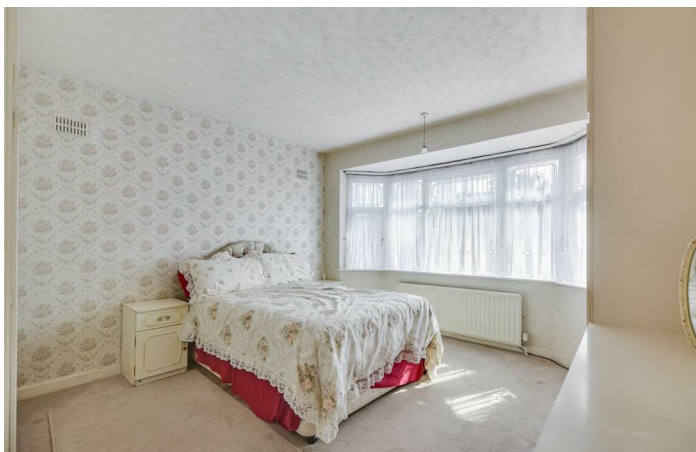


DETACHED BUNGALOW OFFERING GREAT POTENTIAL TO UPDATE AND CREATE YOUR PERFECT HOME.

There is an entrance porch to the front of the property which opens into the inner hallway with feature wooden herringbone flooring and doors leading to all rooms. The living room is a good size and opens to the dining area which then leads to the conservatory that overlooks the private rear garden. The kitchen is to the front of the bungalow and is large enough to accommodate all of the usual kitchen appliances. There is a useful pantry that offers additional storage and access to the loft void which is fully boarded and has power and light. There are two double bedrooms, the master has a feature walk in bay window and fitted wardrobes. The bathroom is generous in size and has a three piece suite including a corner bath and there is a Worcester Bosch combination boiler located in the storage cupboard. The bungalow is positioned on a decent sized plot with a garden to the front and driveway providing off road parking and access to the single detached garage. The mature rear garden is a great feature of the property as it offers good potential, there are a couple of brick outbuildings and paved seating areas.

This great bungalow has a number of original features and has the potential to improve and update both internally and externally and is offered for sale with no upward chain.

Owen Avenue is well placed for easy access into Long Eaton town centre which is only a couple of minutes drive away where there are Asda, Tesco and Aldi superstores along with many other retail outlets, schools for all ages are within easy reach, there are healthcare and sports facilities, walks in the adjacent countryside and along the banks of the River Trent and the transport links include junctions 24 and 25 of the M1, East Midlands Airport, Long Eaton and East Midlands Parkway stations and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.



## Porch

Enclosed porch with timber framed, obscure single glazed double doors, feature black and white floor tiles, composite door with obscure decorative light panels within and obscure double glazed fixed panel window to the side leading to:

## Inner Hallway

Feature Herringbone wooden flooring, radiator, cupboard housing the electric meter, double storage cupboard with drawer under and cupboard over, doors to:

## Living Area

12'4" x 14'2" approx (3.77m x 4.33m approx)

Coving, wall lights, feature fireplace with full width stone clad surround having a granite tiled hearth and shelves, Living Flame coal effect gas fire, radiator, feature arch opening to:

## Dining Area

12'2" x 9'4" approx (3.72m x 2.85m approx)

Coving, UPVC double glazed window to the side, radiator, wall lights, timber framed single glazed French doors with matching windows either side opening into:

## Conservatory

10'4" x 9'8" approx (3.15m x 2.97m approx)

UPVC double glazed construction, French doors opening to the rear, tiled floor, power and light, polycarbonate roof.

## Kitchen

9'4" x 12'10" approx (2.86m x 3.92m approx)

UPVC double glazed window to the side, composite entrance door with obscure light panel within, wall, base and drawer units with laminate work surfaces over, composite 1 ¼ sink and drainer with chrome mixer tap, Neff single electric oven, stainless steel Neff four ring gas hob over with extractor above, plumbing and space for a washing machine, integral fridge, tiled splashback, under cabinet lightng, radiator and tiled floor. Sliding door to:

## Pantry

With a UPVC double glazed window to the rear, tiled floor, shelves and access hatch via a ladder to the boarded loft space which has power and a light.

## Bedroom 1

12'2" x 13'4" max (3.71m x 4.08m max)

Walk-in UPVC double glazed bay window to the front, radiator, fitted wardrobes with shelving and hanging, storage cupboards above and dressing table with drawer units, radiator.

## Bedroom 2

9'2" x 9'8" approx (2.81m x 2.97m approx)

UPVC double glazed window to the front and a radiator.

## Bathroom

9'2" x 6'5" approx (2.81m x 1.96m approx)

Obscure UPVC double glazed window to the side, thee piece bathroom suite comprising of a corner bath with chrome mixer tap and shower head over, low flush w.c., pedestal wash hand basin with chrome mixer

tap, combination towel radiator, tiled walls and floor, airing/storage cupboard with shelving and housing the wall mounted Worcester Bosch combination boiler.

## Outside

To the front of the property thee is a garden laid to lawn with mature, well stocked borders having bushes and hedges, low level feature brick wall to the border. Driveway providing off road parking for approx. 3 vehicles and either side there are shrubs and bushes to the borders, access to the single detached garage and a feature wrought iron gate providing access to the rear.

The rear garden has a paved patio area, feature wrought iron archway with mature shrubs and bushes to the borders, pathway to the back of the garden which provides an additional seating area, wooden fence to the border.

## Brick Outbuildings

Two detached brick built outbuildings with timber lever arched doors which are used for storage.

## Garage

18'2" x 9'1" approx (5.56m x 2.79m approx)

Concrete construction with a pitched roof, up and over door to the front, power and light, pedestrian door to the rear garden.

## Directions

Proceed out of Long Eaton along Main Street and at the traffic island with The Tappers Harker turn left onto Meadow Lane. At the mini island turn right following Meadow Lane. Continue across the level crossing and take the second right into Owen Avenue.

8831AMMH

## Council Tax

Erewash Borough Council Band C

## Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 7mbps Superfast 67mbps Ultrafast 1800mbps

Phone Signal – EE, Three, 02, Vodafone

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

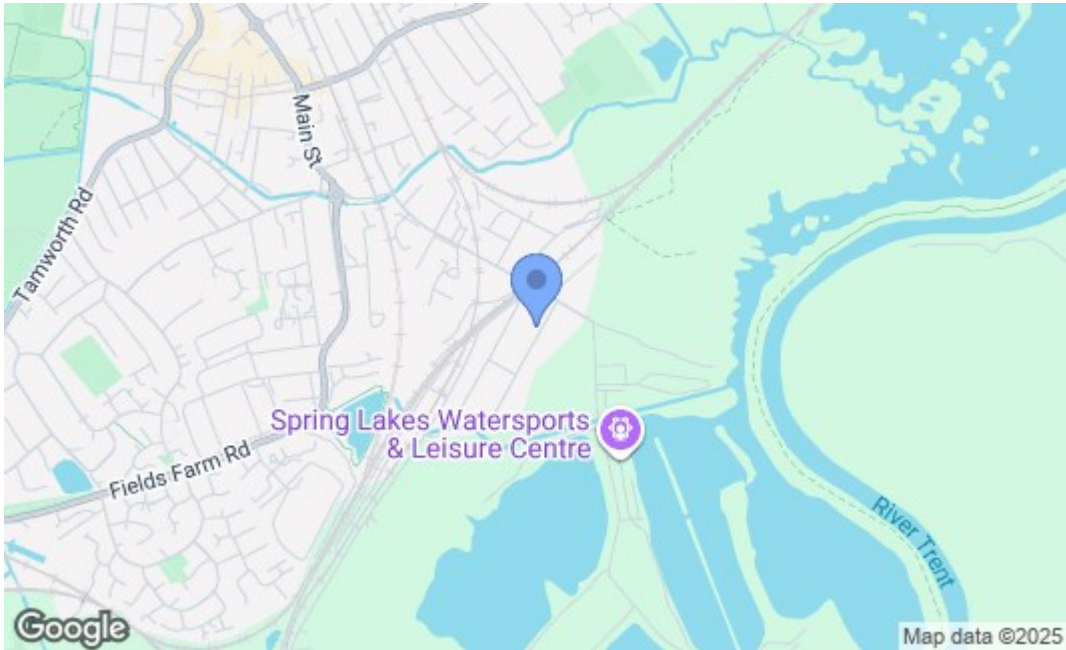
Non-Standard Construction – No



Any Legal Restrictions – No

Other Material Issues – No







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs		56	81
(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 <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			
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.