



Overdale Close,  
Long Eaton, Nottingham  
NG10 3JJ

**O/O £190,000 Freehold**



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

It gives Robert Ellis great pleasure to bring to the market a property that has been well maintained by the current owner, but does require some cosmetic upgrade to the kitchen and bathroom. The property is double glazed throughout and a new heating system was fitted in December 2021. Situated in a cul-de-sac the property is perfect for a whole range of buyers and an internal viewing is highly recommended to fully appreciate the accommodation on offer.

The property is constructed of brick to the external elevation all under a tiled roof and in brief comprises of an entrance porch, lounge/dining room and breakfast kitchen. To the first floor there are two double bedrooms and a family bathroom. Outside to the front of the property there is a garden and off the road parking for several vehicles leading down the side. To the rear there is a privately enclosed rear garden.

The property is very close to the local store on the Dales Estate with Asda, Tesco and Aldi stores being found in nearby Long Eaton where there are many other retail outlets, there are schools for all ages, healthcare and sports facilities including the West Park Leisure Centre and adjoining playing fields and the excellent transport links include J25 of the M1, East Midlands Airport, Long Eaton station which is just a few minutes walk away and the A52 and other main roads, all of which provide good access to Nottingham, Derby and other East Midlands towns and cities.



Porch  
UPVC double glazed front entrance door and door to:

Lounge  
12'11 x 7'8 approx (3.94m x 2.34m approx)  
UPVC double glazed window to the front, radiator, gas fire with Adam style surround, TV and telephone points, stairs to the first floor and door to:

Kitchen  
12'1 x 7'9 approx (3.68m x 2.36m approx)  
Wall, base and drawer units with roll edged work surface over, stainless steel sink and drainer unit, tiled walls and splashbacks, cooker space, plumbing for automatic washing machine, appliance space, radiator, gas central heating boiler, UPVC double glazed window and rear exit door.

First Floor Landing  
Access to the loft and doors to:

Bedroom 1  
12'1 x 10'2 approx (3.68m x 3.10m approx)  
UPVC double glazed window to the front, radiator, built-in wardrobes, dressing table and drawers.

Bedroom 2  
12'1 x 7'8 approx (3.68m x 2.34m approx)  
UPVC double glazed window to the rear, radiator and door to overstairs storage cupboard.

Bathroom  
A three piece suite comprising of a panelled bath with shower from the mains, low flush w.c., pedestal wash hand basin, tiled walls and splashbacks, radiator, UPVC double glazed window to the side.

Outside  
To the front of the property there is a garden with mature shrubs and a path leading to the front entrance door. There is off the road parking at the

front which then leads down the side elevation. To the rear there is a gravelled patio having stepping stones leading to the lawn which has borders either side full of mature shrubs. There is a decked area at the bottom of the garden, perfect for seating, the garden is privately enclosed with fenced and hedged boundaries, there is a garden shed and an outside tap.

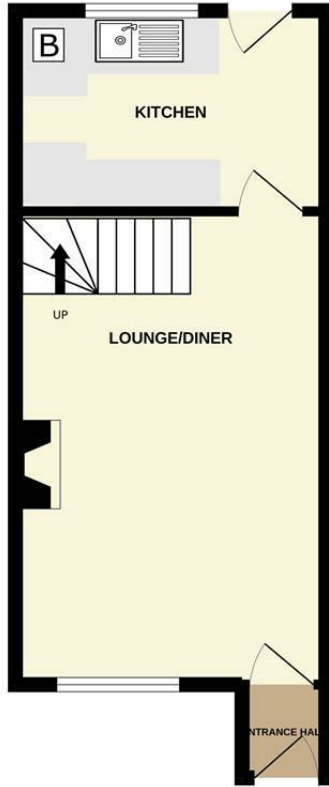
Directions  
Proceed out of Long Eaton along Derby Road and at the traffic island turn left onto Wilsthorpe Road. At the second mini island turn right into Dovedale Avenue, fourth right into Wharfedale Road and third right into Overdale Close where the property can be found on the left as identified by our for sale board.

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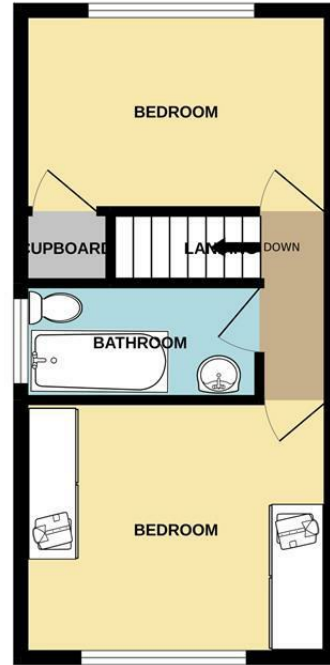
Council Tax  
Band B - £1,534



GROUND FLOOR  
326 sq.ft. (30.3 sq.m.) approx.

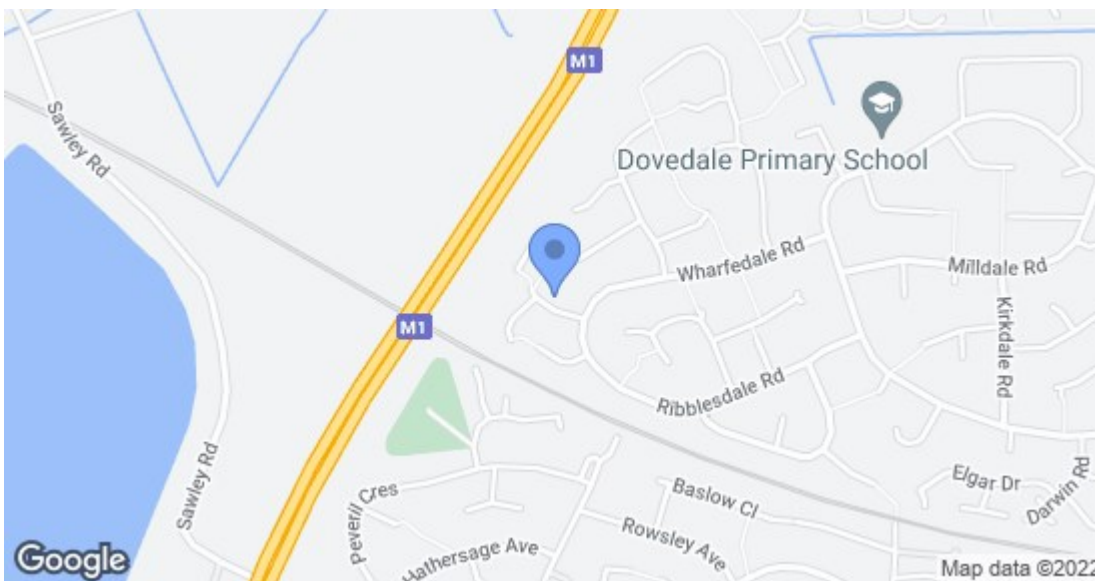


1ST FLOOR  
307 sq.ft. (28.5 sq.m.) approx.



TOTAL FLOOR AREA : 633 sq.ft. (58.8 sq.m.) approx.

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.  
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| Energy Efficiency Rating  |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs                     |  |                         |           |
| (92 plus) A   |  |                         | 86        |
| (81-91) B   |  |                         |           |
| (69-80) C   |  | 69                      |           |
| (55-68) D   |  |                         |           |
| (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 |           |

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.