



Myrtle Avenue,  
Long Eaton, Nottingham  
NG10 3LZ

**Price Guide £150-175,000**

**Freehold**



ROBERT ELLIS ARE PLEASE TO BE INSTRUCTED TO MARKET THIS DECEPTIVELY SPACIOUS DETACHED CHALET BUNGALOW.

The property is constructed of brick to the external elevations and benefits double glazing and gas central heating throughout. The property was built in the 1960's and has been well maintained and thoroughly thought out and offers fantastic garden space.

The property briefly comprises an entrance porch and entrance hallway, master bedroom with fitted wardrobes, spacious lounge, kitchen/diner, shower room and dining room with stairs leading to the first floor. To the first floor there is a large landing with eaves storage on either side which leads to two further double bedrooms. To the front there is a small garden with off-street parking for two vehicles and to the rear a large turfed garden with fruit bearing trees, storage sheds and a greenhouse.

The property is located in the popular residential town of Long Eaton, close to a wide range of local schools, shops and parks. There are fantastic transport links available with Long Eaton train station being a short distance away, and East Midlands Airport being within a 15 minute drive. There is easy access to major road links, including the M1, A50 and A52.

A viewing of the property is essential.



## Porch

UPVC double glazed front door, carpeted flooring and ceiling light.

## Entrance hallway

Radiator, laminate flooring, built-in storage cupboard and ceiling light.

## Bedroom 1

10'1" x 10'1" approx (3.07m x 3.07m approx)

UPVC double glazed window overlooking the front, radiator, fitted wardrobes, carpeted flooring and ceiling light.

## Lounge

10'1" x 16'9" approx (3.07m x 5.11m approx)

UPVC double glazed windows overlooking the rear, carpeted flooring, feature fireplace, gas fire, beamed ceiling, wall lights, radiator, ceiling light.

## Kitchen

13'4" x 9'2" approx (4.06m x 2.79m approx)

UPVC double glazed door leading to the rear garden, UPVC double glazed window overlooking the rear garden, laminate flooring, space for washing machine, integrated electric oven, integrated gas hob and overhead extractor fan, textured ceiling and ceiling light.

## Shower room

6'5" x 5'5" approx (1.96m x 1.65m approx)

UPVC double glazed patterned window overlooking the side, laminate flooring, heated towel rail, low flush w.c., top mounted sink, walk-in shower, painted plaster ceiling and ceiling light.

## Dining room

9'5" x 12' approx (2.87m x 3.66m approx)

UPVC double glazed window overlooking the front, carpeted flooring, radiator, stairs to the first floor, painted plaster ceiling and ceiling light.

## First Floor Landing

8'1" x 11' approx (2.46m x 3.35m approx)

Eaves storage, carpeted flooring, ceiling light.

## Bedroom 2

11' x 9'7" approx (3.35m x 2.92m approx)

UPVC double glazed window overlooking the front, carpeted flooring, radiator and ceiling light.

## Bedroom 3

11' x 10'1" approx (3.35m x 3.07m approx)

UPVC double glazed window overlooking the rear, carpeted flooring, radiator, access into the loft and ceiling light.

## Outside

To the front of the property there is a small garden with off-street parking for two cars and to the rear there is a turfed garden with patio, fruit trees and storage sheds.

## Directions

Proceed out of Long Eaton along Tamworth Road and after passing over the canal bridge turn right into Myrtle Avenue.

7421RS

## Council Tax

Erewash Borough Council Band D

## Auction Details

The sale of this property will take place on the stated date by way of Auction Event and is being sold as Unconditional with Variable Fee (England and Wales).

Binding contracts of sale will be exchanged at the point of sale.

All sales are subject to SDL Property Auctions Buyers Terms. Properties located in Scotland will be subject to applicable Scottish law.

## Auction Deposit and Fees

The following deposits and non-refundable auctioneers fees apply:

- 5% deposit (subject to a minimum of £5,000)
- Buyers Fee of 4.8% of the purchase price for properties sold for up to £250,000, or 3.6% of the purchase price for properties sold for over £250,000 (in all cases, subject to a minimum of £6,000 inc. VAT). For worked examples please refer to the Auction Conduct Guide.

The Buyers Fee does not contribute to the purchase price, however it will be taken into account when calculating the Stamp Duty Land Tax for the property (known as Land and Buildings Transaction Tax for properties located in Scotland), because it forms part of the chargeable consideration for the property.

There may be additional fees listed in the Special Conditions of Sale, which will be available to view within the Legal Pack. You must read the Legal Pack carefully before bidding.

## Additional Information

For full details about all auction methods and sale types please refer to the Auction Conduct Guide which can be viewed on the SDL Property Auctions home page.

This guide includes details on the auction registration process, your payment obligations and how to view the Legal Pack (and any applicable Home Report for residential Scottish properties).

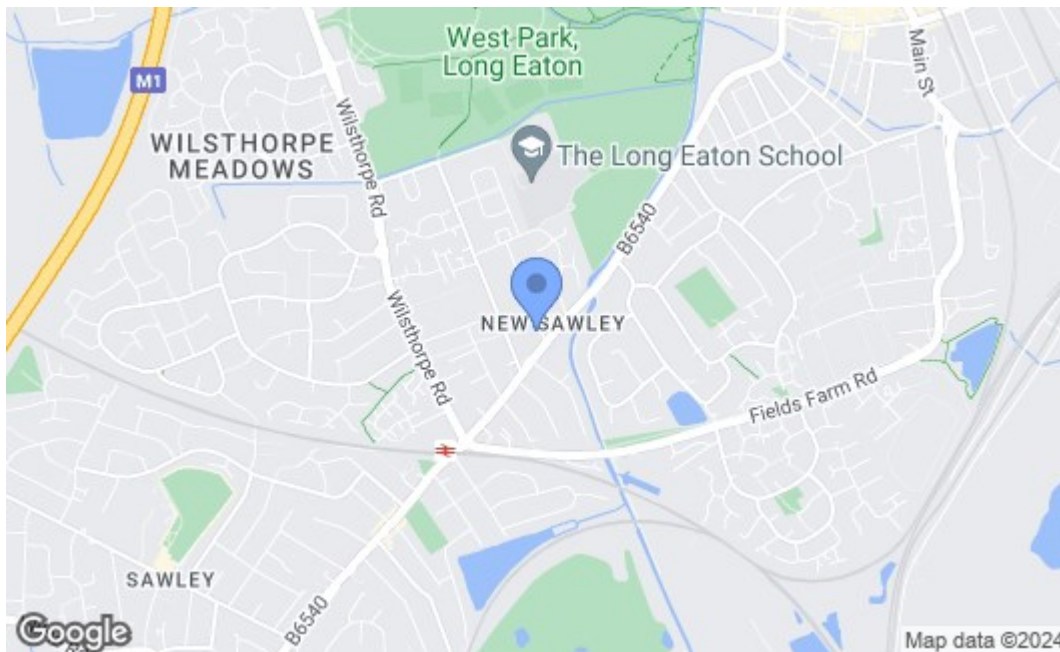
## Guide Price and Reserve

Each property sold is subject to a Reserve Price. The Reserve Price will be within + or - 10% of the Guide Price. The Guide Price is issued solely as a guide so that a buyer can consider whether or not to pursue their interest. A full definition can be found within the Buyers Terms.

## SDL Link

<https://www.sdlauctions.co.uk/property/44016/bungalow-for-auction-nottingham/>





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		66	
(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.