Robert Ellis

look no further...

Cleve Avenue,
Toton, Nottingham
NG9 6JH

O/O £225,000 Freehold

A THREE BEDROOM SEMI DETACHED PROPERTY BEING SOLD WITH THE BENFEIT OF NO UPWARD CHAIN.

Being located on Cleve Avenue, this traditional semi detached property provides a new owner the opportunity to purchase a property that needs upgrading throughout. The property would ideally suit a builder/developer who is in search of a property to improve and sell on, or a buyer looking for a home in a much sought after location which they can transform into their dream home. Being situated in the heart of Toton, the property is within easy reach of local amenities and facilities provided by the area as well as being near the Toton tram stop and an early viewing comes highly recommended.

The property benefits from gas central heating and double glazing and in brief comprises of an entrance hall, kitchen and lounge to the rear. To the first floor there are three bedrooms and the family bathroom. Outside there is a garden and off road parking to the side leading to the detached brick built garage and good size rear garden with stunning views over the local area.

The property is within easy reach of the Tesco superstore on Swiney Way with other shopping facilities being found in the nearby towns of Beeston and Long Eaton where there are Sainsbury's and Tesco stores and many other retail outlets with there being an M&S food store, TK Maxx and other shops on the Chilwell Retail Park where there are also coffee shops, there are healthcare and sports facilities including several local golf courses, the excellent local schools for all ages which are all within easy walking distance of the property and have over the past couple of decades been one of the main reasons why people have wanted to move to the area, walks at Toton Fields and the picturesque Attenborough Nature Reserve and the transport links include J25 of the M1, East Midlands Airport, stations at Atttenborough, Beeston, Long Eaton and East Midlands Parkway and the A52 and other main roads, all of which provide good access to Nottingham, Derby and other East Midlands towns and cities.

Entrance Hall
UPVC double glazed front entrance door and window, stairs to the first floor, radiator, telephone point and door to:

Kitchen
10'4 x 8'1 approx (3.15m x 2.46m approx)
Wall, base and drawer units with work surface over, stainless steel sink and drainer with mixer tap over, tiled walls and splashbacks, UPVC double glazed window to the front, appliance space, plumbing for an automatic washing machine and a radiator.

Lounge
14'9 x 14'8 approx (4.50m x 4.47m approx)
Double glazed sliding doors and window to the rear, three radiators and a gas fire.

First Floor Landing
Radiator, access to the loft, UPVC double glazed window to the side and doors to:

Bedroom 1
12'2 x 8'4 approx (3.71m x 2.54m approx)
UPVC double glazed window to the front, radiator.

Bedroom 2
11'2 x 8'4 apporx (3.40m x 2.54m apporx)
UPVC double glazed window to the rear, radiator and storage cupboard.

Bedroom 3
7'6 x 5'8 approx (2.29m x 1.73m approx)
UPVC double glazed window to the rear, gas central heating boiler.

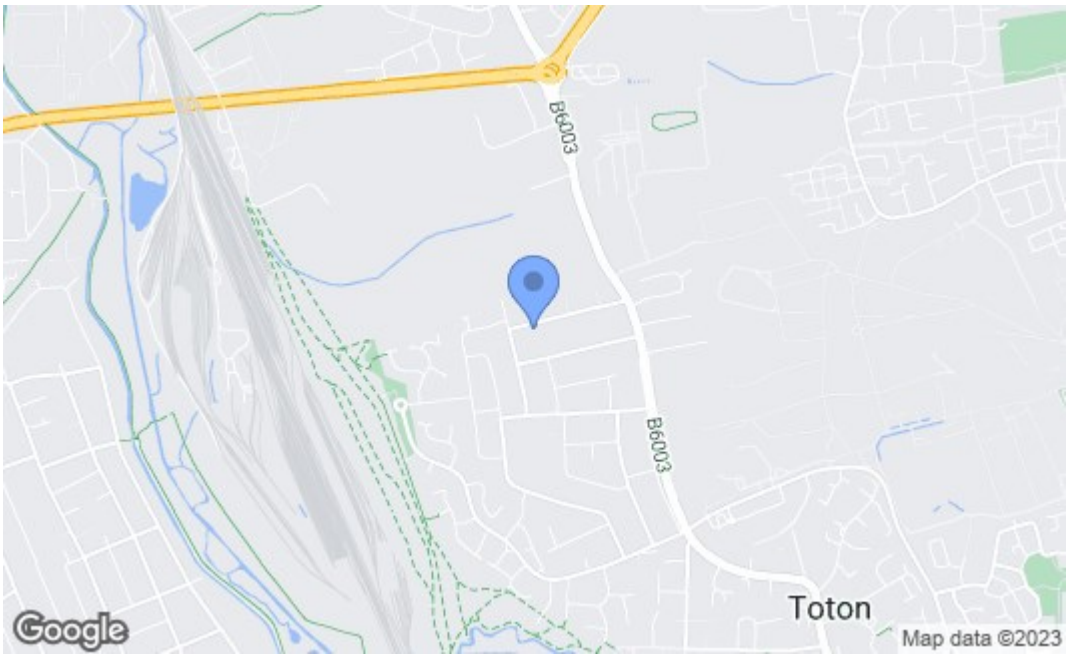
Bathroom
A white three piece suite comprising of a panelled bath with shower from the mains, pedestal wash hand basin, low flush w.c., tiled walls and pslashbacks and radiator.

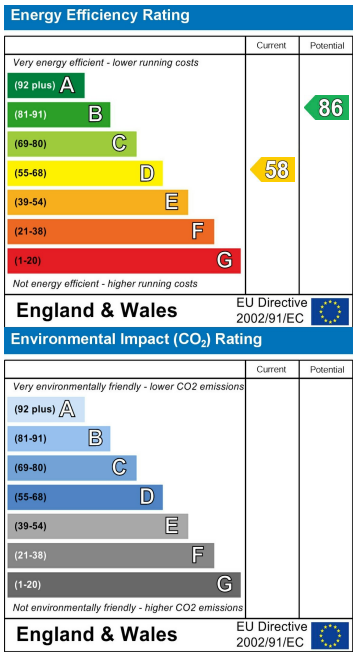
Outside
There is a lawned garden, privately enclosed with a walled boundary and a path leading to the front entrance door. There is off road parking for at least 2 cars down the side of the property leading to the rear garden and the detached brick built garage. Immediate to the rear there is a patio area that steps down to a large lawn, all privately enclosed with fenced and hedged boundaries. There is a garden shed.

Garage
Up and over door, light and power.

Directions
Proceed out of Long Eaton along Nottingham Road and at the traffic lights turn left onto High Road which becomes Stapleford Lane. Continue for some distance and turn left onto Cleve Avenue where the property can be found on the right as identified by our 'for sale' board.
7138AMMP

Council Tax
Broxtowe Borough Council Band B





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.

5 Derby Road, Long Eaton, Nottingham, Nottinghamshire, NG10 1LU
longeaton@robertellis.co.uk
0115 946 1818