Robert Ellis

look no further...

Olive Avenue,
Long Eaton, Nottingham
NG10 1NN

£195,000 Freehold

A TRADITIONAL BAY FRONT THREE BEDROOM SEMI DETACHED PROPERTY BEING SOLD WITH THE BENEFIT OF NO UPWARD CHAIN.

Robert Ellis are delighted to bring to the market a property ideally suited to the first time buyer, growing family or buy to let investor. The property is located in the heart of Long Eaton and is within easy walking distance of the local amenities being situated on a quiet cul-de-sac. The property is deceptively spacious throughout and retains many original features such as Minton tiled floor to the hallway, ceiling roses and cornices in many rooms. An internal viewing is a must 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 a spacious entrance hall, lounge with bay window, separate dining room and a good size kitchen. To the first floor there are three bedrooms and family bathroom. Outside the property is set back from the road and has access down the side leading to the privately enclosed, good size rear garden with a large summerhouse and shed.

The property is literally only a few minutes walk away from the Asda and Tesco superstores and other shops found in Long Eaton town centre, there are schools for all ages, healthcare and sports facilities and excellent transport links which include J25 of the M1, East Midlands Airport, Long Eaton station and the A52 and other main roads all of which provide good access to both Nottingham and Derby.

Entrance Hall
UPVC double glazed front entrance door, Minton tiled floor, radiator, stairs to the first floor, coving to ceiling and door to:

Lounge
15'5 x 12'5 approx (4.70m x 3.78m approx)
UPVC double glazed bay window to the front, coving to ceiling, ceiling rose, radiator, gas fire with Adam style surround, TV and telephone points.

Dining Room
12'6 x 12'4 approx (3.81m x 3.76m approx)
Two UPVC double galzed windows, radiator, lamiante floor, ceiling rose, TV point and door to:

Kitchen
15'3 x 9'1 approx (4.65m x 2.77m approx)
Wall, base and drawer units with roll edged work surface over, 1½ bowl stainless steel sink and drainer with mixer tap, splashbacks, integrated dishwasher, cupboard housing the gas central heating boiler, integrated oven, electric hob and extractor hood over, door to large pantry, laminate floor, spotlights, two UPVC double glazed windows, radiator and rear exit door.

First Floor Landing
Access to the loft, large storage cupboard and doors to:

Bedroom 1
16' x 12'5 approx (4.88m x 3.78m approx)
Two UPVC double glazed windows to the front and radiator.

Bedroom 2
12'5 x 10' approx (3.78m x 3.05m approx)
UPVC double glazed window to the rear, radiator, TV point.

Bedroom 3
9' x 7' approx (2.74m x 2.13m approx)
UPVC double glazed window to the rear, radiator and telephone point.

Bathroom
A white three piece suite comprising of a free standing bath with shower from the mains, low flush w.c., pedestal wash hand basin, fully tiled walls and splashbacks, chrome heated towel rail, tiled floor, UVPC double glazed window to the side, extractor fan and spotlights.

Outside
To the front of the property there is a low level wrought iron fenced boundary with a gated pathway to the front entrance door. Side access to the rear where there is an enclosed private garden having a patio area immediate to the property leading onto the lawn on the left and grey slate chippings to the right. At the bottom of the garden there is a large summerhouse and shed. The garden is privately enclosed with fenced and walled boundaries. The garden is also South facing.

Agents Notes
Since the EPC was carried out the property has been upgraded and would now have a higher rating.

Directions
Proceed out of Long Eaton along Derby Road turning right into Cranmer Street. Proceed towards the end turning right onto Olive Avenue and the property can be found on the right as identified by our for sale board.
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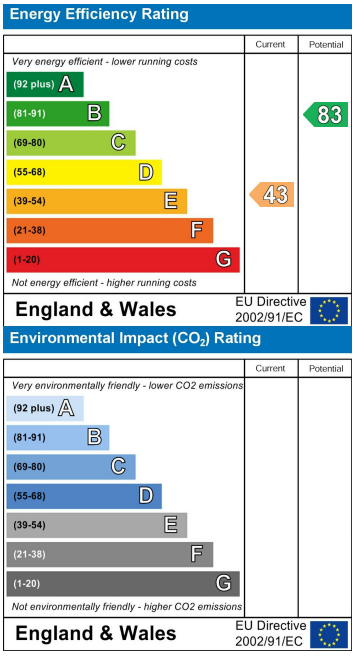

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

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