Robert Ellis

look no further...







Carrfield Avenue,
Long Eaton, Nottingham
NG10 2BW

£200,000 Freehold

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THIS IS AN EDWARDIAN SEMI DETACHED HOUSE SITUATED IN A QUIET CUL DE SAC WHICH IS NOW IN NEED OF A GENERAL REFURBISHMENT AND UPGRADE PROGRAM.

Being located on Carrfield Avenue, which is a quiet road on the outskirts of Long Eaton, this three double bedroom Edwardian semi detached house provides the opportunity for a new owner to stamp their own mark on their next property. For the size and layout of the accommodation and privacy of the established rear garden to be appreciated, we do recommend that interested parties undertake a full inspection so they can see everything included in the property for themselves. The property is well placed for easy access to all the amenities and facilities provided by Long Eaton and the surrounding area and to excellent transport links, all of which help to make this a very popular and convenient place to live.

The property stands back from the road with a walled area at the front and is constructed of brick to the external elevations under a pitched tiled roof. The accommodation derives the benefit from having gas central heating and from being mostly double glazed and being entered through a composite door at the side includes a reception hall which we believe may have original Minton tiled flooring beneath the carpet, but this will need further investigation, the stairs lead to the first floor and there is a large understairs storage cupboard, the lounge is positioned at the front and there is a separate dining/sitting room from which a door leads into the kitchen with there being the opportunity to combine the existing kitchen and bathroom to create a large breakfast kitchen if this was preferred by a new owner. To the first floor, the landing leads to the three double bedrooms and there is the potential to divide the middle bedroom to create a first floor bathroom and keep a third bedroom if this was something a new owner wanted to undertake. Outside, there is the walled area at the front, a path runs down the left hand side of the house to the main entrance door and to a gate which provides access to the long and established rear garden.

The property is only a few minute's drive away from the centre of Long Eaton where there is an Asda, Tesco, Lidl and Aldi stores, as well as many other retain outlets, there are excellent schools for all ages within easy reach, healthcare and sports facilities including the West Park Leisure Centre and adjoining playing fields, walks at Toton Fields and Attenborough Nature Reserve and the excellent transport links include Junction 25 of the M1, East Midlands Airport, stations at Long Eaton and East Midlands Parkway and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.





Front Door
A stylish composite front door with two inset double opaque glazed panels which is positioned at the side of the property.

Reception Hall
5'11" x 12'10" (1.82 x 3.92m)
Stairs with balustrade and a cupboard under leading to the first floor, window to the side, wall mounted heater, radiator, Minton tile flooring beneath the carpet (this will need investigating further), doors leading to rooms off the hall and the under-stairs storage cupboard has shelving, a light and houses the electricity meter and fusebox.

Lounge/Sitting Room
12'9" x 12'0" (3.90 x 3.66m)
Two double glazed windows to the front, an open fireplace with a tile surround and hearth, radiator, picture rail to the walls, cornice to ceiling.

Dining Room
11'10" x 12'8" (3.63 x 3.87m)
Having windows to the rear and side, an open fireplace with and Adam style surround and hearth, radiator, shelving to one side of the chimney breast, picture rail to the walls and a Georgian glazed door leading to the kitchen.

Kitchen
8'1" x 10'6" (2.47 x 3.21m)
The kitchen is fitted with a stainless steel sink and a mixer tap set within an "L" shaped work surface with cupboards, drawers and space for an automatic washing machine below, space for an upright gas cooker, work surface with a cupboard and drawer beneath, further work surface with double cupboard below, double eye level wall cupboard and shelving, window looking through into the rear porch and a half glazed door (needs repairing) leading to the porch, radiator. Note: The bathroom could be combined with the kitchen if the bathroom is moved to the first floor.

Porch
The fully enclosed porch has a full height double glazed door leading out to the garden, double glazed full height windows to the rear and side, a polycarbonate roof and the gas meter is housed within a box in the porch.

Bathroom
7'6" x 8'3" (2.29 x 2.54m)
The ground floor bathroom has a panelled bath with chrome handrail and a mixer tap/shower, a pedestal hand basin with a tiled splash-back and a low flush WC, radiator, double mirror fronted cabinet and a double opaque glazed window.

Landing
8'2" x 15'9" (2.50 x 4.82m)
The landing has original boarded panelled doors leading to the three bedrooms.

Bedroom 1
3.90 x 4.66m (0.91m.27.43m x 1.22m.20.12mm)
Two double glazed windows to the front, radiator, tiled fireplace and hearth and a picture rail to the walls.

Bedroom 2
9'9" x 12'4" (2.99 x 3.76m)
This bedroom could be divided to create a bathroom and keep a third bedroom and has a double glazed window to the rear, tiled fireplace and hearth, picture rail to the walls and a radiator.

Bedroom 3
8'5" x 10'6" (2.57 x 3.21m)
Having a double glazed window to the rear, radiator and the boiler is housed within a built-in airing/storage cupboard.

Outside
At the front of the property, there is a walled area with a path running down the left hand side of the house to the main entrance door at the side and to a gate which provides access to the rear garden.

The rear garden has a concrete area to the rear of the house and a path running to the bottom of the garden with established beds to the sides.

Store
There is an outside store at the rear of the property.

Directions
Proceed out of Long Eaton along Nottingham Road and turn left into Carrfield Avenue and the property can be found on the left hand side.
9272MP

Council Tax
Erewash Borough Council Band

Additional Information
Electricity – Mains supply
Water – Mains supply
Heating – Gas central heating
Septic Tank – No
Broadband – BT, Sky, Virgin
Broadband Speed - Standard 15mbps Superfast 46mbps Ultrafast 1800mbps
Phone Signal – EE, 02, Three, 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





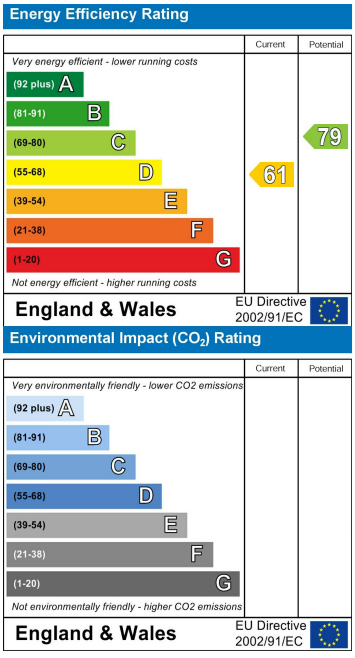












These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

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