



30 Cedar Avenue,
Long Eaton, Nottingham
NG10 3JQ

£169,950 Freehold



THIS IS A BAY FRONTED SEMI DETACHED HOUSE IN NEED OF A GENERAL UPGRADE AND REFURBISHMENT PROGRAMME WHICH PROVIDES THE OPPORTUNITY FOR A NEW OWNER TO STAMP THEIR OWN MARK ON THEIR NEXT HOME.

Being situated on this quiet cul-de-sac on the outskirts of Long Eaton, this traditional semi detached property provides well proportioned accommodation which is now ready to be altered to suit today's style of living with one of the opportunities being to combine the existing kitchen and rear reception room to create a spacious living/dining kitchen with patio doors leading out to the private Southerly facing rear garden. This is not a property for somebody who isn't looking for a project as some basic work will probably be required before occupation is taken, but one of the benefits is that it is being sold with vacant possession and therefore no upward chain. For the size of the accommodation and potential of the property to be appreciated, we strongly recommend that all interested parties do take a full inspection so they can see all that is included in the property for themselves, as well as the size of the Southerly facing rear garden. The property is well placed for the local amenities and facilities provided by Long Eaton and the surrounding area, all of which have helped to make this such a popular and convenient place for people to live.

The property stands back from Cedar Avenue and has a 'Presscrete' style drive which extends across the front of the house and this provides a very neat and smart appearance to the property. Being constructed of brick to the external elevations under a pitched tiled roof, the accommodation derives all the benefits of gas central heating and double glazing and includes a fully enclosed porch leading through the front door to the reception hall, off which there are doors to the lounge which has a bay window to the front, dining/sitting room and kitchen which has the original units from when the property was built. To the first floor there are the three bedrooms and bathroom, which again has the original suite and tiling to the walls. Outside there is a garage building to the side of the property which is situated at the head of the 'Prescrete' style driveaway to the left of the house which extends across the front and along the rear. The rear garden is one of several important features of this home and this is mainly lawned with fencing to the boundaries.

The property is within easy reach of the Asda and Tesco superstores and numerous other retail outlets found in Long Eaton town centre and there is a Sainsbury's store at the end of Cedar Avenue. There are healthcare and sports facilities which include the West Park Leisure Centre and adjoining playing fields, excellent schools for all ages which are within walking distance of the house and transport links include J25 of the M1, East Midlands Airport, Long Eaton and East Midlands Parkway Stations and the A52 and other main roads, all of which provide good access to Nottingham, Derby and other East Midlands towns and cities.



Enclosed Porch

Fully enclosed porch having double opening double glazed doors, tiled flooring and fully opaque glazed door with matching opaque glazed windows to the sides.

Reception Hall

Stairs with balustrade leading to the first floor, radiator, laminate flooring and electric meter housed in a fitted cupboard.

Lounge

11' plus bay x 11' approx (3.35m plus bay x 3.35m approx)

Double glazed box bay window to the front, parquet flooring and radiator.

Dining/Sitting Room

13' x 11' approx (3.96m x 3.35m approx)

Double glazed patio doors to the rear, gas fire set in a tiled surround, wiring for two wall lights, radiator and laminate flooring.

Kitchen

10' x 6' approx (3.05m x 1.83m approx)

The kitchen is fitted with a double drainer sink with cupboards and drawers below, pantry cupboard, range of eye level wall cupboards, half tiled walls, double glazed window to the side, laminate flooring, UPVC door with double glazed inset panel leading out to the side of the property and pantry cupboard beneath the stairs.

First Floor Landing

Opaque double glazed window to the side, balustrade continued from the stairs onto the landing and hatch to loft.

Bedroom 1

12' plus bay x 11' approx (3.66m plus bay x 3.35m approx)

Double glazed box bay window to the front and radiator.

Bedroom 2

12' x 9' plus wardrobes approx (3.66m x 2.74m plus wardrobes approx)

Double glazed window to the rear, radiator, boiler housed

in airing/storage cupboard and further range of fitted storage cupboards.

Bedroom 3

8' x 6' approx (2.44m x 1.83m approx)

Double glazed window to the front and radiator.

Bathroom

The bathroom is half tiled and has a coloured suite including a panelled bath with shower over, low flush w.c. and pedestal wash hand basin, opaque double glazed window and radiator.

Outside

There is a 'Presscrete' style area at the front of the house with a central bed and this extends down the left hand side of the house to the garage building positioned to the rear. At the rear of the property there is a 'Presscrete' patio/path extending across the rear of the house and from this there are steps down to a path which runs to the bottom of the garden where there is a greenhouse. There is a large lawned garden with established beds and the garden is kept private by having a quality fence to the right hand boundary and hedging to the left hand boundary.

Garage

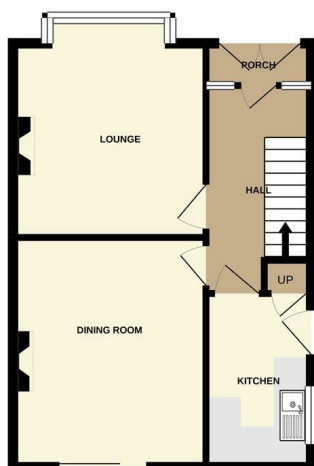
To the left of the property there is a garage building which provides useful storage but a new owner might want to remove and replace with a new building.

Directions

Proceed out of Long Eaton along Tamworth Road continuing over the canal bridge and Cedar Avenue can be found as a turning on the left with the property being found on the right as identified by our 'for sale' board. 5524AMMP



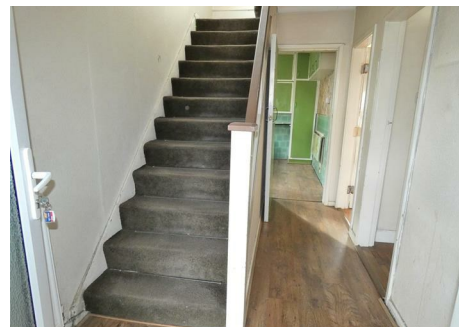
GROUND FLOOR



1ST FLOOR



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		89
(81-91) B		
(69-80) C	68	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		88
(81-91) B		
(69-80) C	65	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

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