



Rutland Avenue,
Toton, Nottingham
NG9 6EP

O/I/R £215,000 Freehold



A THREE BEDROOM SEMI DETACHED HOUSE FOUND ON A GOOD SIZE PLOT IN THIS SOUGHT AFTER LOCATION.

Robert Ellis are pleased to bring to the market this deceptively spacious and fantastic three bedroom semi detached house found in a desirable residential location which would be a fantastic first time buy or investment opportunity and benefits from no upward chain. The property is in need of full modernisation throughout and is situated on a substantial plot with a large rear garden. Being found in this popular residential location in Toton, there is easy access to the M1 and A52 road networks and tram station and also within easy reach of shopping facilities in the nearby towns of Long Eaton and Beeston. An internal viewing comes highly recommended to appreciate the space and accommodation on offer.

The property is constructed of brick to the external elevation all under a tiled roof and derives the benefits of modern conveniences such as gas central heating and double glazing. In brief the accommodation comprises of an entrance porch leading into the spacious lounge/dining room, kitchen to the rear with outlook to the garden and understairs storage cupboard. To the first floor the landing gives access to three bedrooms and the family bathroom and a separate w.c. To the front there is off the road parking for two cars and the rear garden is a fantastic asset to the property, it is large, private and enclosed and comprises of a patio and planted borders.

Toton over the past couple of decades, there are healthcare and sports facilities which include several local golf courses, walks at Toton Fields and the picturesque Attenborough Nature Reserve, there is the Tesco superstore on Swiney Way and further supermarkets and other shops being found in the nearby towns of Long Eaton and Beeston with a M&S food store, Next, TK Maxx and other retail outlets being found at the Chilwell Retail Parks where there are also coffee eateries and a Bird's bakery and the excellent transport links include the latest extension to the Nottingham tram system which terminates at Toton, J25 of the M1, East Midlands Airport, stations at Attenborough, Beeston, Long Eaton and East Midlands Parkway and the A52 and other main roads which provide good access to Nottingham, Derby and other East Midlands towns and cities.



Entrance Porch

5'4 x 1'5 approx (1.63m x 0.43m approx)
Double glazed window and UPVC door to the front.

Hallway

10'5 x 5'4 approx (3.18m x 1.63m approx)
Access to the downstairs storage cupboard, stairs to first floor and access to the kitchen and lounge/dining room. Radiator and windows and door to the front.

Lounge/Dining Room

23'3 x 11'2 approx (7.09m x 3.40m approx)
Bay window to the front, patio doors to the rear providing access to the large enclosed rear garden, feature gas fireplace and radiator.

Kitchen

Wall and base units with work surface over, stainless steel sink and drainer, electric oven and hob, double glazed window to the side and door to rear providing access to the garden. Tiled splashbacks and boiler.

First Floor Landing

7'8 x 6' approx (2.34m x 1.83m approx)
Double glazed window to the side and doors to:

Bedroom 1

11'1 x 10'8 approx (3.38m x 3.25m approx)
Fitted storage cupboards, UPVC double glazed bay window to the front and radiator.

Bedroom 2

11'4 x 10'4 approx (3.45m x 3.15m approx)
Fitted wardrobes, UPVC double glazed window to the rear and radiator.

Bedroom 3

6'4 x 6'1 approx (1.93m x 1.85m approx)
Double glazed window to the front and radiator.

Bathroom

6'5 x 5' approx (1.96m x 1.52m approx)
Comprising of a panelled bath with mixer tap and shower over, pedestal wash hand basin with mixer tap, obscure double glazed window to the rear and tiled walls.

Separate w.c.

3'7 x 2' approx (1.09m x 0.61m approx)
Low flush w.c. and double glazed window to the side.

Outside

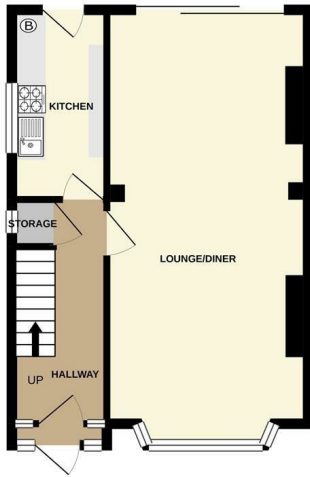
To the front there is off street parking for two cars. The rear garden is a fantastic asset to the property, it is enclosed, private and comprises of a large lawn, patio and planted borders. This is a fantastic bit of space and if the property was to be extended it wouldn't be a detriment to the garden size.

Directions

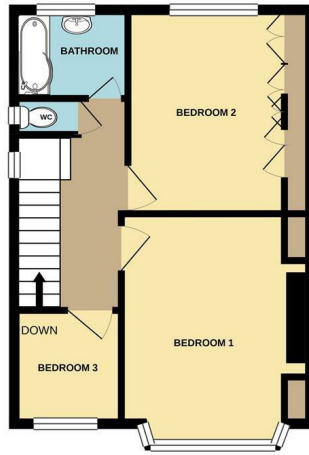
Proceed out of Long Eaton along Nottingham Road, continuing to the traffic lights turning left into High Road and Rutland Avenue will be found on the right hand side. 6547AML



GROUND FLOOR
391 sq.ft. (36.3 sq.m.) approx.



1ST FLOOR
390 sq.ft. (36.2 sq.m.) approx.



TOTAL FLOOR AREA: 781 sq.ft. (72.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-measurement. This plan is for illustrative purposes only and should be used in 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			86
(81-91) B			
(69-80) C			
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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