



Rydal Avenue,  
Long Eaton, Nottingham  
NG10 4ED

**£215,000 Freehold**





A TWO BEDROOM SEMI DETACHED BUNGALOW OFFERED TO THE MARKET WITH THE BENEFIT OF NO UPWARD CHAIN.

Robert Ellis are delighted to offer to the market this TWO BEDROOM SEMI DETACHED BUNGALOW set within this popular residential location. Offering spacious accommodation, the property has had all the doors, except the small bedroom, professionally widened with new girders to allow wheelchair access throughout the property and is ready for a new owner to stamp their own mark on. Selling with the benefit of NO UPWARD CHAIN.

The property is of brick construction and derives the benefit of gas central heating and double glazing. The property has been adapted for wheelchair access with a ramp leading to the front door and into the entrance hall, lounge, kitchen with a newly fitted boiler, two bedrooms and wet room. There is ample off road parking to the front whilst also boasting a detached garage.

The property is found within easy reach of the Asda, Tesco, Lidl and Aldi stores along with numerous other retail outlets found in Long Eaton town centre, if required there are schools for all ages, healthcare and sports facilities and the excellent transport links include J25 of the M1, East Midlands Airport, stations at Long Eaton and East Midlands Parkway and the A52 providing direct access to Nottingham, Derby and other East Midlands towns and cities. Contact the office to make your appointment to view today.





### Entrance Hall

With double glazed door to the front, storage cupboard and door leading to:

### Lounge

10'5 x 17'0 approx (3.18m x 5.18m approx)

With double glazed window to the front, brick surround fireplace, radiator and door leading to:

### Inner Hallway

Access hatch to the loft via a pull down ladder, with the loft space being boarded, having lights and power points and offering ample storage space and:

### Kitchen

8'6 x 10'11 approx (2.59m x 3.33m approx)

With matching wall and base units, sink and drainer, integrated electric oven, five ring gas hob, overhead extractor fan, space for fridge freezer, double glazed window to the side and double glazed door to the side. Newly fitted wall mounted boiler with 10 year guarantee and plumbing for a washing machine.

### Bedroom One

10'6 x 12'4 approx (3.20m x 3.76m approx)

With double glazed window to the rear and radiator.

### Bedroom Two

7'11 x 8'6 approx (2.41m x 2.59m approx)

With double glazed window to the rear and radiator.

### Wet Room

With double glazed window to the side, radiator, low level WC, pedestal wash hand basin, wall mounted electric shower and fully tiled walls.

### Outside

To the front of the property there is a gate leading to the driveway and access to the detached garage. There is also a ramp providing access to the front door. The rear garden is low maintenance, has a metal storage shed with double doors and the garden is enclosed by panel fencing.

### Directions

Proceed out of Long Eaton along Derby Road and

after the bend turn right into Curzon Street and continue for some distance where Rydal Avenue can be found as a turning on the left.

8579CO

### Council Tax

Erewash Borough Council Band B

### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 8mbps Superfast 55mbps

Ultrafast 1800mbps

Phone Signal – 02, EE, Three, Vodafone

Sewage – Mains supply

Flood Risk – No, surface water very low

Flood Defenses – No

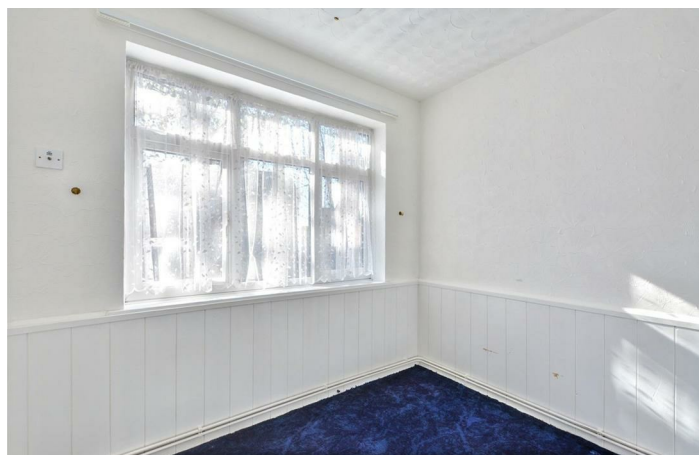
Non-Standard Construction – No

Any Legal Restrictions – No

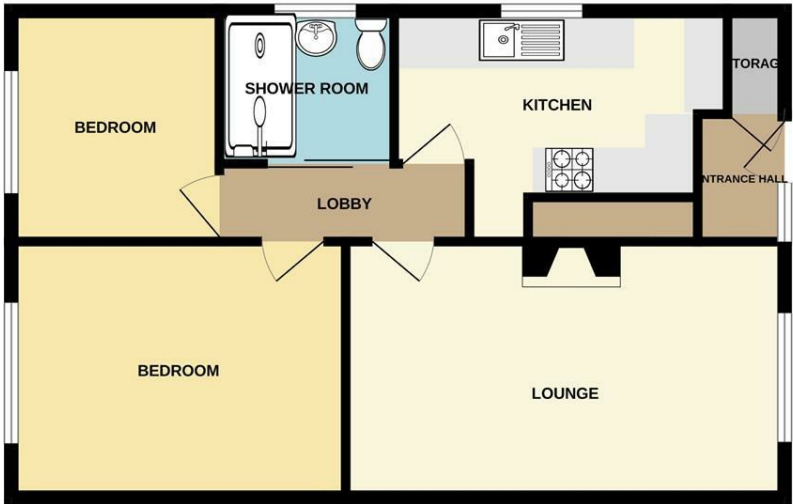
Other Material Issues – No

### Garage

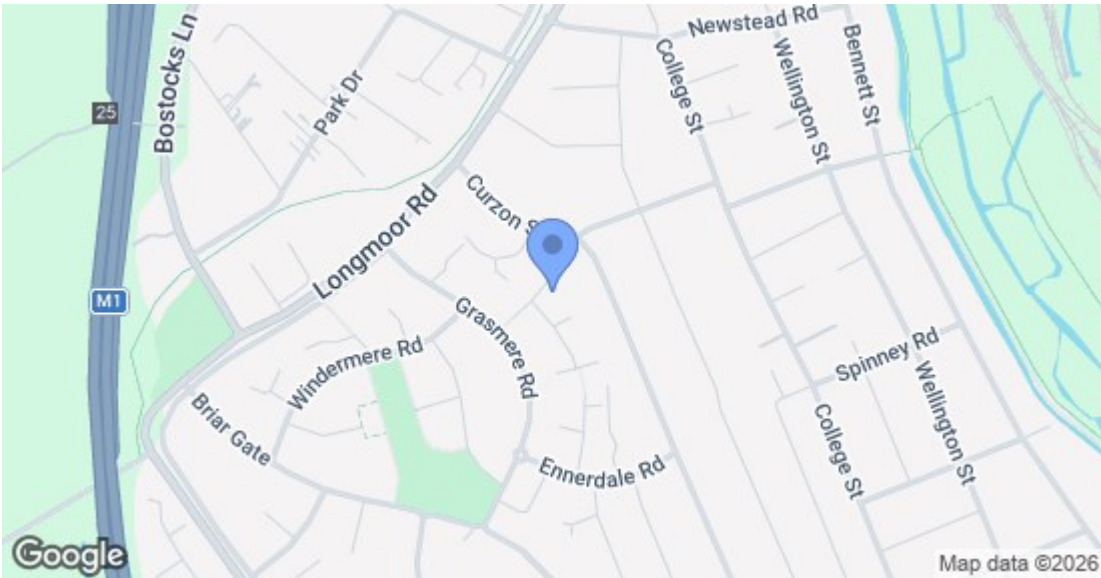
Up and over door to the front, side pedestrian door, power and light.



Robert Ellis  
ESTATE AGENTS  
GROUND 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 misstatement. 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) <b>A</b>                                                                                                                         |  |  |
| (81-91) <b>B</b>                                                                                                                           |                                                                                       |                                                                                       |
| (69-80) <b>C</b>                                                                                                                           |                                                                                       |                                                                                       |
| (55-68) <b>D</b>                                                                                                                           |                                                                                       |                                                                                       |
| (39-54) <b>E</b>                                                                                                                           |                                                                                       |                                                                                       |
| (21-38) <b>F</b>                                                                                                                           |                                                                                       |                                                                                       |
| (1-20) <b>G</b>                                                                                                                            |                                                                                       |                                                                                       |
| Not energy efficient - higher running costs                                                                                                |                                                                                       |                                                                                       |
| England & Wales <span>EU Directive 2002/91/EC</span>  |                                                                                       |                                                                                       |
| Environmental Impact (CO <sub>2</sub> ) Rating                                                                                             |                                                                                       |                                                                                       |
|                                                                                                                                            | Current                                                                               | Potential                                                                             |
| Very environmentally friendly - lower CO <sub>2</sub> emissions                                                                            |                                                                                       |                                                                                       |
| (92 plus) <b>A</b>                                                                                                                         |                                                                                       |                                                                                       |
| (81-91) <b>B</b>                                                                                                                           |                                                                                       |                                                                                       |
| (69-80) <b>C</b>                                                                                                                           |                                                                                       |                                                                                       |
| (55-68) <b>D</b>                                                                                                                           |                                                                                       |                                                                                       |
| (39-54) <b>E</b>                                                                                                                           |                                                                                       |                                                                                       |
| (21-38) <b>F</b>                                                                                                                           |                                                                                       |                                                                                       |
| (1-20) <b>G</b>                                                                                                                            |                                                                                       |                                                                                       |
| Not environmentally friendly - higher CO <sub>2</sub> emissions                                                                            |                                                                                       |                                                                                       |
| England & Wales <span>EU Directive 2002/91/EC</span>  |                                                                                       |                                                                                       |

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.