



Oakland Avenue,
Long Eaton, Nottingham
NG10 3JL

£229,950 Freehold

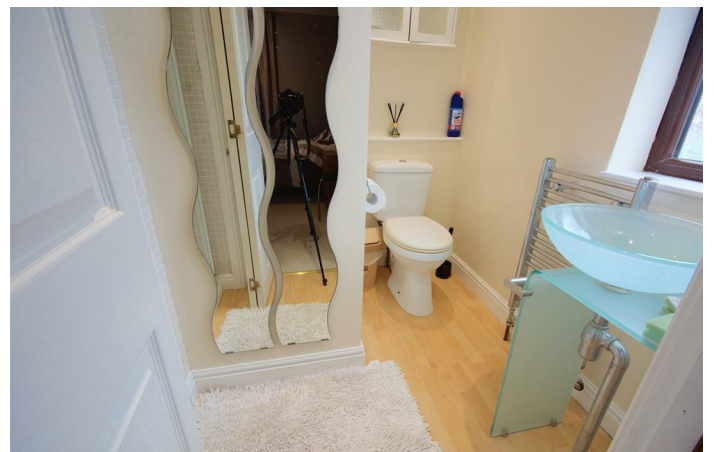


ROBERT ELLIS ARE DELIGHTED TO BRING TO THE MARKET THIS DECEPTIVELY SPACIOUS BAY FRONTED HOME PERFECT FOR FIRST TIME BUYERS AND GROWING FAMILIES. THE PROPERTY IS CONSTRUCTED OF BRICK AND BENEFITS DOUBLE GLAZING AND GAS CENTRAL HEATING THROUGHOUT.

In brief, the property comprises an entrance hall, front room with bay window, dining room, kitchen, utility and ground floor WC. To the first floor there is a master bedroom with en-suite, bedroom two and a four piece modern bathroom suite. The landing offers a built-in storage cupboard and access to stairs leading up to the second floor where there is a large attic room with eaves storage.

To the exterior, the property sits away from the road via a wall and gate with access from the front to the rear down the side through another gate. To the rear there is a low maintenance garden with brick built storage shed, patio and a hot tub (remaining at the property).

Located in the popular residential town of Long Eaton, close to a local Sainsburys convenience store and within walking distance of Long Eaton town centre where shops, supermarkets, vets and healthcare facilities can be found. Walks down the canal are nearby, with fantastic transport links available including nearby bus stops and easy access to the M11, A52 and A50. Long Eaton train station is also within walking distance, with the airport being just a short drive away. An internal viewing of this property is highly recommended to appreciate the space and location on offer.



ENTRANCE HALLWAY

uPVC double glazed front door, radiator, carpeted flooring, understairs storage cupboard, painted plaster ceiling and ceiling light.

LOUNGE

11'7 x 11'6 (3.53m x 3.51m)

uPVC double glazed bay window overlooking the front, carpeted flooring, radiator, gas fire, picture rail, painted plaster ceiling and ceiling light.

DINING ROOM

11'7 x 11'7 (3.53m x 3.53m)

uPVC double glazed window overlooking the side, carpeted flooring, radiator, painted plaster ceiling and ceiling light.

KITCHEN

9'2 x 11'5 (2.79m x 3.48m)

uPVC double glazed window overlooking the side, tiled flooring, integrated electric oven, six ring gas hob, overhead extractor fan, space for dishwasher, space for fridge, space for freezer, painted plaster ceiling and spotlights.

UTILITY ROOM

8'6 x 6'8 (2.59m x 2.03m)

uPVC double glazed window overlooking the side, tiled flooring, space for fridge, space for washing machine, space for tumble dryer, built-in storage cupboard, radiator, uPVC double glazed door leading to the rear garden, painted plaster ceiling and spotlights.

WC

5' x 6'5 (1.52m x 1.96m)

WC, tiled flooring, pedestal sink, radiator, extractor fan, painted plaster ceiling and spotlights.

LANDING

Carpeted, built-in storage cupboard, radiator, painted plaster ceiling and ceiling light.

BEDROOM ONE

11'7 x 11'8 (3.53m x 3.56m)

uPVC double glazed window overlooking the front, radiator, carpeted flooring, painted plaster ceiling and ceiling light.

EN-SUITE

5'3 x 4'5 (1.60m x 1.35m)

uPVC double glazed patterned window overlooking the side, heated towel rail, single enclosed shower unit, WC, top mounted sink, laminate flooring, painted plaster ceiling and spotlights.

BEDROOM TWO

9'1 x 8'8 (2.77m x 2.64m)

uPVC double glazed window overlooking the rear garden, fitted wardrobes, carpeted flooring, radiator, painted plaster ceiling and ceiling light.

FAMILY BATHROOM

6'8 x 9'7 (2.03m x 2.92m)

uPVC double glazed patterned window overlooking the rear, laminate flooring, WC, walk-in rainfall shower, pedestal sink, freestanding bath with mixer tap, painted plaster ceiling, spotlights and heated towel rail.

ATTIC ROOM/BEDROOM THREE

13'2 x 11'7 (4.01m x 3.53m)

uPVC double glazed window overlooking the side, carpeted flooring, eaves storage, radiator, painted plaster ceiling and spotlights.

OUTSIDE

To the exterior there is a low maintenance garden with a brick built storage shed, patio at the bottom of the garden with a hot tub (which is remaining at the property).

DIRECTIONAL NOTES

Proceed out of Long Eaton along Tamworth Road and continue over the canal bridge where Oakland Avenue can be found as a turning on the left with the property found as identified by our 'for sale' board.

7398AMRS



Robert Ellis
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			68
(39-54) E		43	
(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			
(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	

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.