



Dovedale Avenue,
Long Eaton, Nottingham
NG10 3HT

£189,950 Freehold



A THREE BEDROOM SEMI DETACHED HOME BEING SOLD WITH THE BENEFIT OF NO UPWARD CHAIN.

Robert Ellis are delighted to bring to the market a property that is situated on the popular Dales Estate, just across from Dovedale School. The extended property does require some cosmetic upgrade and is situated on a corner plot so could also benefit from being extended, if required, subject to obtaining the necessary permissions. There is off the road parking and a garage to the rear and an early viewing comes recommended to fully appreciate the accommodation on offer.

The property is constructed of brick to the external elevation all under a tiled roof and in brief comprises of an entrance hall with stairs to the first floor, door to lounge opening into the dining room and follows through to the kitchen. To the first floor there are three bedrooms and a family bathroom. As previously mentioned the property is situated on a corner plot and has gardens to the front, side and rear and to the rear of the property this provides off the road parking and a detached garage.

Being situated on the Dales Estate this most lovely home is within easy reach of the Asda and Tesco superstores and numerous other retail outlets found in Long Eaton town centre, there are schools for all ages, health care and sports facilities and excellent transport links which include J25 of the M1, East Midlands Airport, Long Eaton Station which is only a few minutes walking distance away from the property and the A52 and other main roads all of which provide good access to both Nottingham and Derby.



Entrance Hall

UPVC double glazed side entrance door and window, stairs to the first floor, radiator and double doors to:

Lounge

13'6 x 13'5 approx (4.11m x 4.09m approx)

UPVC double glazed window to the front, radiator, gas fire with Adam style surround, door to understairs storage cupboard, TV point and open to:

Dining Room

15'9 x 8'11 approx (4.80m x 2.72m approx)

UPVC double glazed sliding doors to the rear, radiator and doors to:

Kitchen

10'8 x 7'11 approx (3.25m x 2.41m approx)

Wall, base and drawer units with roll edged work surface over, corner sink and drainer unit with mixer tap, tiled walls and splashbacks, integrated eye level oven, hob and extractor hood over, plumbing for automatic washing machine, appliance space, gas central heating boiler and door to:

Utility/Cloaks Area

With UPVC double glazed window and door to the rear.

First Floor Landing

UPVC double glazed window to the side, radiator, access to the loft which is fully boarded and doors to:

Bedroom 1

13'5 x 9'4 approx (4.09m x 2.84m approx)

UPVC double glazed window to the front, radiator.

Bedroom 2

10'10 x 10' approx (3.30m x 3.05m approx)

UPVC double glazed window to the rear, storage cupboard.

Bedroom 3

10'3 x 6'5 approx (3.12m x 1.96m approx)

UPVC double glazed window to the side, radiator.

Bathroom

A white three piece suite comprising panelled bath with

shower from the mains, pedestal wash hand basin, low flush w.c., fully tiled walls and splashbacks, radiator and UPVC double glazed window to the rear.

Outside

The property is situated on a corner plot and has gardens to three sides. To the front there is a lawn, privately enclosed with hedged boundaries and a path leading to the front entrance door. To the side there is a gate leading to the side garden, again with lawn and leading round to the rear where there is a patio area, borders with mature flowers and shrubs and a side door giving access to the garage and off the road parking. Outside tap and the garden is privately enclosed with hedged boundaries.

Garage

15'10 x 8'1 approx (4.83m x 2.46m approx)

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

Directions

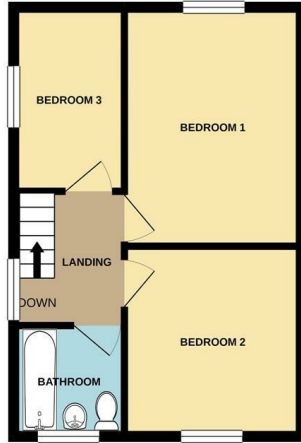
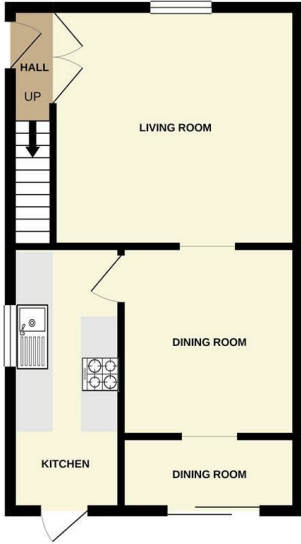
Proceed out of Long Eaton along Derby Road and at the traffic island turn left into Wilsthorpe Road and at the second mini island turn right into Dovedale Avenue and the property can be found on the right hand side as identified by our for sale board.

6369AMEC



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			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		63	79
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	

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