



Ashview Close,
Long Eaton, Nottingham
NG10 3QA

£225,000 Freehold

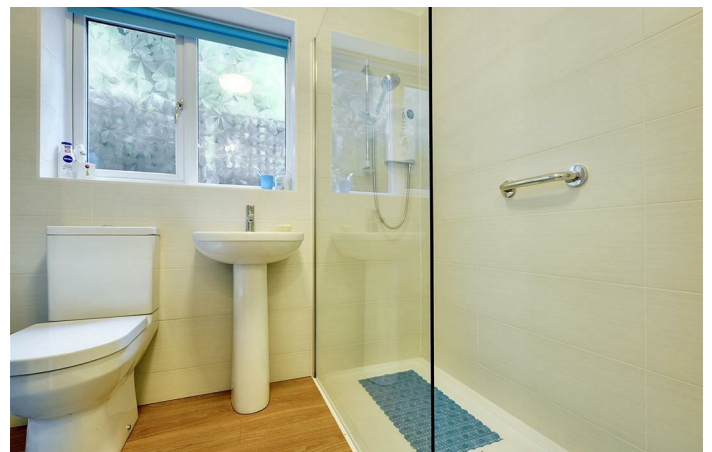


A TWO BEDROOM SEMI DETACHED BUNGALOW WITH A GARAGE, SITUATED IN A CUL DE SAC LOCATION.

Robert Ellis are delighted to bring to the market this semi detached bungalow on Ashview Close. Located on Eaton Grange within a cul-de-sac, this property is found in a quiet spot and is ideal for anyone looking to downsize. The property offers a spacious lounge/diner stretching in excess of 18ft and a recently refitted shower room. There is a lovely sized, low maintenance rear garden that boasts both a patio area as well as decking. There is also a single garage to the front of the property along with off road parking. Eaton Grange is a popular spot and is nestled in a great location set between Long Eaton and Breaston. There is great access for Long Eaton but also local travel links including the M1 and A52.

This semi detached bungalow is double glazed and benefits from gas central heating and the accommodation briefly offers a lounge/diner, inner hallway, kitchen, shower room and two bedrooms.

Located in the popular residential town of Long Eaton, close to a wide range of local schools, shops and parks. There are fantastic transport links available including nearby bus stops and easy access to major road links with Long Eaton town centre just a short drive away where supermarkets and healthcare facilities can be found. In addition to the road links, East Midlands Airport and Long Eaton railway station are equally just a short drive from this superb family home.



Lounge/Diner

11'6 plus recess x 18'4 approx (3.51m plus recess x 5.59m approx)

Double glazed window and door to the front, TV point, electric fire and surround, coving and door to the inner hall.

Inner Hallway

Kitchen

12'3 max x 7'7 max approx (3.73m max x 2.31m max approx)

Double glazed window to the front, wall and base units with work surfaces over and inset sink and drainer, part tiled walls, double glazed door to the side, space for a fridge freezer, space for a cooker with extractor over, plumbing for a washing machine, laminate flooring, radiator.

Inner Hallway

Loft access hatch and doors to:

Bedroom 1

11'6 max x 10'6 to wardrobes approx (3.51m max x 3.20m to wardrobes approx)

Double glazed window to the rear, radiator, fitted wardrobes and built-in wardrobes.

Bedroom 2

9'8 x 8'10 approx (2.95m x 2.69m approx)

Double glazed patio doors to the rear, radiator.

Shower Room

Double glazed window to the side, low flush w.c., pedestal wash hand basin, double shower cubicle with wall mounted electric shower, extractor fan, chrome heated towel rail and laminate flooring.

Outside

There is a low maintenance paved frontage with pebbles and fencing to the side boundary, side access gate to the rear garden. Tarmac driveway leading to the garage.

The rear garden has a patio area, shrub borders, decked area and enclosed with panel fencing and a side gate to the front. There is a storage shed behind the garage.

Garage

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

Directions

Proceed out of Long Eaton along Derby Road and at the traffic island continue straight over towards Breaston. Turn left into Eaton Grange Drive, left into Ashview Close and then left again where the property can be found at the bottom of the cul-de-sac.

7998AMCO

Council Tax

Erewash Borough Council Band C

Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Unknown

Phone Signal – Unknown

Sewage – Mains supply

Flood Risk – No, surface water very low

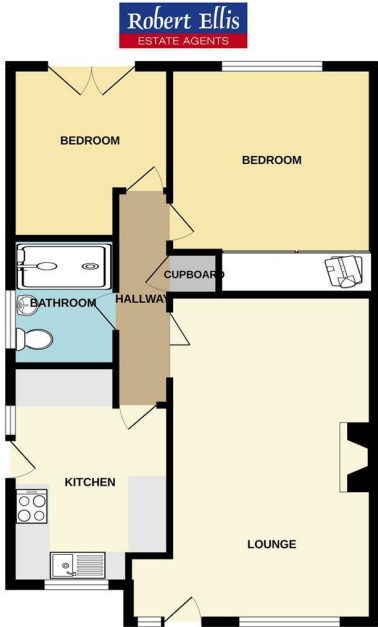
Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	66	
(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		
(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.