Robert Ellis

look no further...

Berkeley Avenue,
Long Eaton, Nottingham
NG10 3JY

£215,000 Freehold

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AN ATTRACTIVE VICTORIAN THREE BEDROOM SEMI DETACHED PROPERTY OFFERING SPACIOUS ACCOMMODATION WITH A GARAGE ON THIS LOVELY TREE LINED ROAD, BEING SOLD WITH NO UPWARD CHAIN.

Being located on Berkeley Avenue which is a road that is conveniently located for easy access to Long Eaton train station and many other amenities and facilities provided by the area, this bay fronted semi detached home offers spacious two reception room and two double bedroom accommodation which has a good size Southerly facing garden to the rear which includes several places for people to sit and enjoy outside living. The property oozes potential, with potential to extend up or to the rear. In need of some modernisation and upgrading, we feel the property would suit a range of buyers, from those looking for their next upsize or investors looking for a project. We strongly recommend that all interested parties do make a full inspection so they can appreciate the size and quality of the accommodation included and the size of the garden at the rear for themselves.

The property stands back from Berkeley Avenue behind a low walled garden and has access down the left hand side to the rear. The property is constructed of brick to the external elevations under a pitched tiled roof and the well proportioned accommodation derives all the benefits of gas central heating and from being double glazed. In brief the accommodation includes a bay-fronted lounge/sitting room with original coving and ceiling rose, inner hall, dining/sitting room, from which the stairs take you to the first floor, and beyond this room there is the kitchen which has a well fitted units with integrated appliances. From this there is the downstairs shower room and W.C. To the floor, there are three double bedrooms the master have in-built wardrobes and storage. Outside there is a garden area at the front and access via the left hand side of the property to the rear garden. At the rear of the property there is a patio area with a garage. The path leads to a greenhouse and outhouses for storage, then to a large lawn and established shrubs to either border, with fencing and hedging to the boundaries.

As previously mentioned the property is within easy reach of various local amenities and facilities which include the Asda and Tesco superstores along with numerous other retail outlets found in Long Eaton town centre, with there also being a Sansibury's Local on Tamworth Road, healthcare and sports facilities including the West Park Leisure Centre and adjoining playing fields and the Trent Lock Golf Club and as well as the Long Eaton station, which is only a couple of minutes walk away from the property, transport links include J25 of the M1, East Midlands Airport and the A52 and other main roads which provide access to Nottingham, Derby and other East Midlands towns and cities.

Lounge
14'3 x 12'6 approx (4.34m x 3.81m approx)
UPVC double glazed bay window to the front, composite front door, carpeted flooring, double radiator, original coving, ceiling rose, door to understairs storage cupboard, gas fireplace with brick surround and tiled hearth, door to:

Dining Room
12'5 x 11'6 approx (3.78m x 3.51m approx)
This dual aspect dining room has UPVC double glazed windows to the side and rear, carpeted flooring, ceiling light, original ceiling rose, double radiator, coving, TV point, electric fireplace with a remote, doors the kitchen and stairs.

Kitchen
10'2 x 7'6 approx (3.10m x 2.29m approx)
The kitchen has a UPVC double glazed door with an inset obscure glazed panel and UPVC double glazed window to the rear, tiled floor, ceiling light, double radiator, coving, wooden Shaker style wall, drawer and base units with work surfaces over, inset stainless steel 1½ bowl sink and drainer with mixer tap, built-in cooker, four ring gas burner and extractor above, space for a washing machine, inset fridge and tiled splashbacks, door to:

Shower Room
7'4 x 5'5 approx (2.24m x 1.65m approx)
The shower room has an obscure double glazed window to the side, carpeted flooring, double radiator, ceiling spotlights, tiled walls, extractor fan, enclosed corner shower cubicle, pedestal wash hand basin and door to:

Separate w.c.
4'4 x 5' approx (1.32m x 1.52m approx)
Obscure UPVC double glazed window to the side, carpeted flooring, ceiling spotlights, tiled walls, low flush w.c.

First Floor Landing
15' x 2'1 approx (4.57m x 0.64m approx)
Carpeted flooring, radiator, two wall lights and doors to:

Bedroom 1
11'2 x 11'6 approx (3.40m x 3.51m approx)
Two UPVC double glazed windows to the front, carpeted flooring, double radiator, TV point, ceiling light, built-in wardrobes and storage over the bed position.

Bedroom 2
11'5 x 9'7 approx (3.48m x 2.92m approx)
UPVC double glazed window to the rear, carpeted flooring, double radiator, ceiling light, gas fire and loft access hatch.

Bedroom 3
7'5 x 10' approx (2.26m x 3.05m approx)
UPVC double glazed window to the rear, carpeted flooring, double radiator, ceiling light and built-in storage cupboard.

Outside
The property is situated on a tree lined street, set back from the road, metal gates leading to off road parking and a paved area leading to the front door and garage.

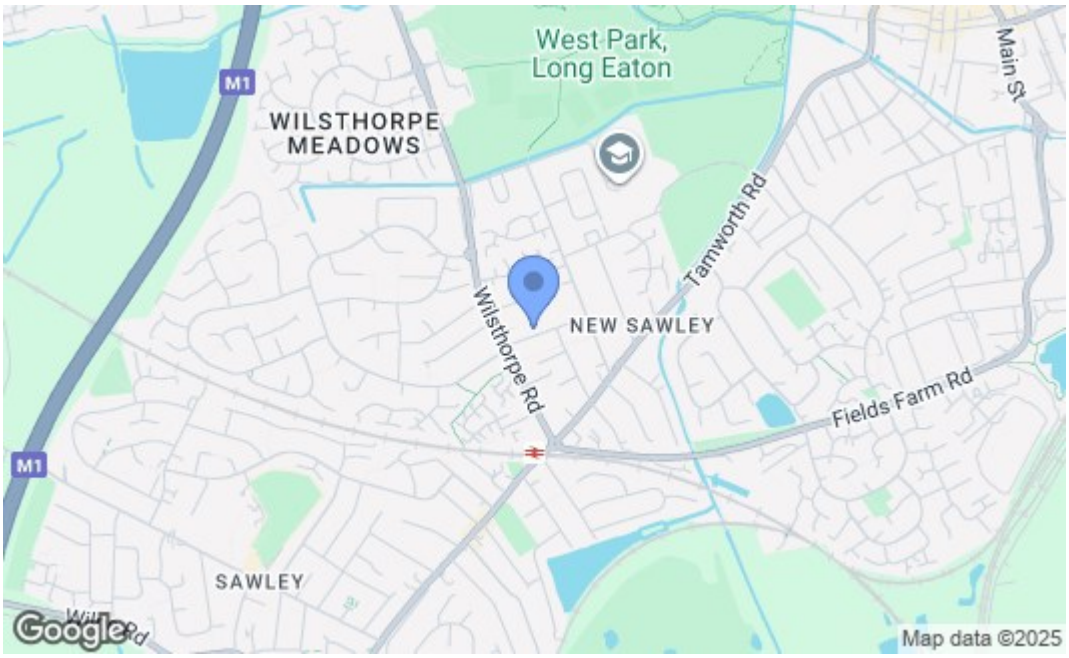
To the rear there is a large patio area leading to the garage, garden path leading to two outhouses and a greenhouse, lawned garden with established shrubs, plants and flowers to both borders, fencing and hedging to the boundaries, there is also a tree to the rear o the garden.

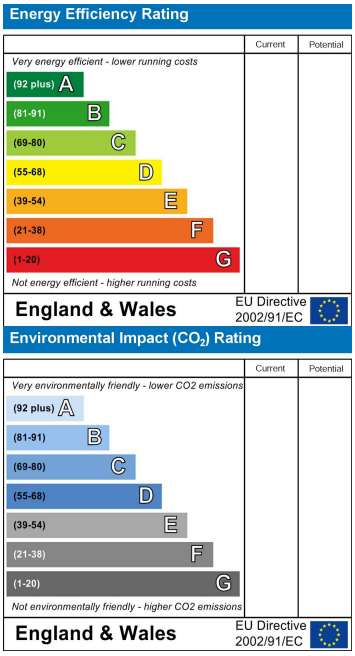
Garage
7'8 x 17'8 approx (2.34m x 5.38m approx)
Concrete sectional garage with a metal up and over door to the front.

Directions
Proceed out of Long Eaton along Tamworth Road and at the traffic island turn right onto Wilsthorpe Road, turn right into Berkeley Avenue where the property can be found on the left as identified by our for sale board.
8932AMJG

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 7mbps Superfast 59mbps Ultrafast 1800mbps
Phone Signal – EE, Vodafone, Three, 02
Sewage – Mains supply
Flood Risk – No flooding in the past 5 years
Flood Defenses – No
Non-Standard Construction – No
Any Legal Restrictions – No
Other Material Issues – No





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.

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