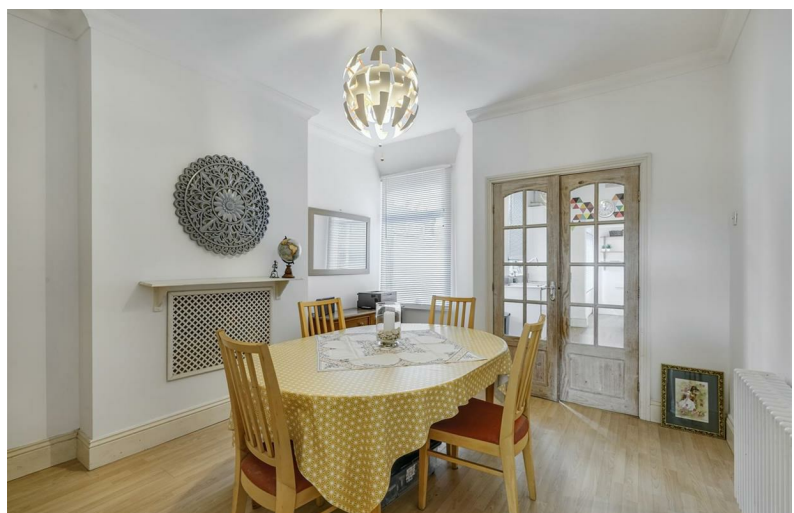


Robert Ellis

look no further...



Cavendish Road,
Long Eaton, Nottingham
NG10 4HY

£235,000 Freehold

0115 946 1818



/robertellisestateagent



@robertellisea



THIS IS A TWO DOUBLE BEDROOM VICTORIAN SEMI DETACHED WHICH IS TASTEFULLY FINISHED THROUGHOUT AND ALSO BENEFITS FROM HAVING A MOST USEFUL PLASTERED ATTIC ROOM/ POSSIBLE THIRD DOUBLE BEDROOM

Being located on Cavendish Road which is a quiet road on the outskirts of Long Eaton, this two double bedroom Victorian semi detached property provides a lovely home which will suit a whole range of buyers, from people buying their first property through to people who might be downsizing and looking for a property which is ready to move into and easy to maintain. For the size and layout of the accommodation, the attic room which is fully plastered and has carpeted flooring and private garden at the rear to be appreciated, we recommend that interested parties take a full inspection so they can see all that is included in this lovely home for themselves. The property is situated only a few minutes drive away from Long Eaton town centre where there are many facilities and amenities and there are also excellent transport links, all of which have helped to make this a very popular and convenient place to live.

The property stands back from the road with a block paved walled area at the front and is constructed of brick to the external elevations under a pitched tiled roof which has been replaced since the property was originally constructed. The well proportioned and tastefully finished accommodation derives the benefits of having gas central heating and double glazing and is entered through a stylish composite front door leading into the lounge, which has a feature fireplace and shelving to one side of the chimney breast, there is a separate dining/sitting room with double opening glazed doors leading into the exclusively fitted kitchen which has white gloss units and integrated appliances and off the kitchen there is a utility/storage area. To the first floor the landing leads to the two double bedrooms and luxurious bathroom which has a separate walk-in shower and a bath and there are folding ladders from the landing taking you to the attic room which has plastered walls, carpeted flooring, a radiator and two Velux windows. Outside there is the walled area at the front and a private, easily maintained rear garden which has a secure shed/store.

The property is only a few minutes drive away from Long Eaton town centre where there is an Asda, Tesco, Lidl and Aldi stores as well as many other retail outlets, there are healthcare and sports facilities including the West Park Leisure Centre and adjoining playing fields, if required there are schools for all ages within walking distance of the property and the excellent transport links include J25 of the M1, East Midlands Airport, stations at Long Eaton and East Midlands Parkway and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.



Front Door

Stylish composite front door with an opaque double glazed panel above leading to:

Lounge

10'6 plus bay x 11'6 approx (3.20m plus bay x 3.51m approx)

Double glazed bay window with fitted blinds and a curtain to the front, cast iron fireplace surround with a tiled hearth, laminate flooring, radiator, cornice to the wall and ceiling, dado rail to the walls, shelving to one side of the chimney breast and a pine door leading to:

Inner Hall

There is a pine door from the hallway leading to an understairs storage cupboard which has shelving, a light and the electric consumer unit and electric meter are housed in this cupboard.

Dining/Sitting Room

13'2 max x 11' approx (4.01m max x 3.35m approx)

Double glazed window with a blind to the rear, feature radiator, laminate flooring, shelf and decorative panel to the chimney breast, double doors with inset glazed panels leading to the kitchen and there is a door leading to the stairs which has a window at the bottom, a radiator and provides access to the first floor.

Kitchen

12'9 x 7' approx (3.89m x 2.13m approx)

The kitchen is exclusively fitted with white gloss handle-less units and includes a 1½ bowl sink with a mixer tap set in a work surface with an integrated dishwasher, cupboards and an automatic washing machine below, the boiler and gas meter are housed in a double matching wall cupboard, Neff induction hob set in a work surface with wide drawers below, glazed panels to the walls by the work surface areas, Smeg oven and microwave oven with cupboards above and below, an integrated upright fridge/freezer, matching eye level wall cupboards with lighting under and a hood to the cooking area, laminate flooring, double glazed window with a fitted blind to the side and an opaque double glazed door leading out to the rear garden.

Utility Room

Having a work surface with white gloss handle-less cupboards below, double glazed window with a fitted blind to the side and shelving to two walls.

First Floor Landing

Hatch with a ladder leading to the loft room, recessed lighting to the ceiling, cornice to the wall and ceiling, dado rail to the walls and doors to:

Bedroom 1

11'7 x 10'6 plus wardrobes (3.53m x 3.20m plus wardrobes)

Having two double glazed windows with fitted blinds to the front, radiator, laminate flooring, built-in wardrobes to either side of the bed position and cornice to the wall and ceiling.

Bedroom 2

11'6 x 8'3 approx (3.51m x 2.51m approx)

Double glazed window with a fitted blind to the rear, radiator, cornice to the wall and ceiling and a built-in wardrobe.

Bathroom

The bathroom has a white suite including a panelled bath with tiling to the walls, pedestal wash hand basin with tiled splashback and a shelf and mirror above, low flush w.c., walk-in shower with a mains flow shower system, tiling to three walls and a curved protective screen, chrome ladder towel radiator, tiled flooring with underfloor heating, opaque double glazed window with blinds to the rear and side, cornice to the wall and ceiling and panelling to the lower parts of the walls.

Attic Room

The ladder from the landing leads to an attic room which has plastered walls and ceiling, Velux window, carpeted flooring, a radiator and access to roof storage space at either end of the room.

Outside

At the front of the property there is a brick paved, easily managed garden area with walls to the boundaries and there is a path leading down the left hand side of the property to a gate which provides access to the rear garden.

At the side of the property there is a paved area which leads to a paved patio with raised beds to two sides and there is fencing and a wall to the boundary with an outside light and tap provided.

Outside Store

6'9 x 4'5 approx (2.06m x 1.35m approx)

There is a breeze block built store with render to the outside which provides a secure storage facility.

Directions

Proceed out of Long Eaton along Derby Road taking the right turning into Wellington Street. Proceed for some distance along Wellington Street where Cavendish Road can be found as a turning on the left hand side.

8895AMMP

Council Tax

Erewash Borough Council Band A

Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 12mbps Superfast 80mbps Ultrafast 1800mbps

Phone Signal – EE, 02, Three, Vodafone

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

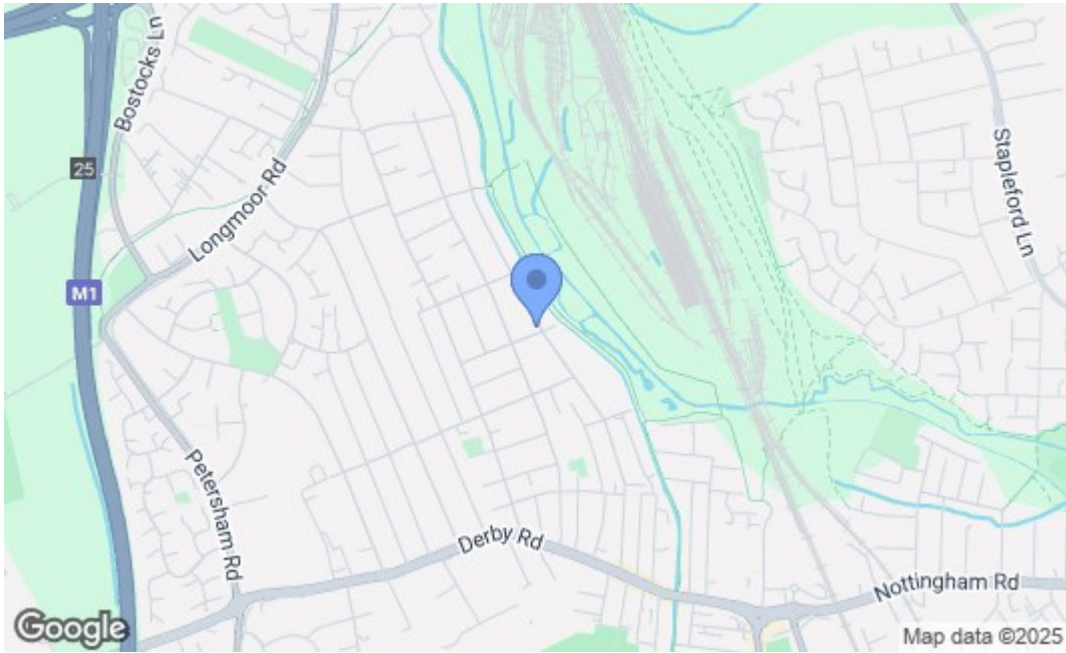
Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No





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		
(21-38) F	34	
(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.