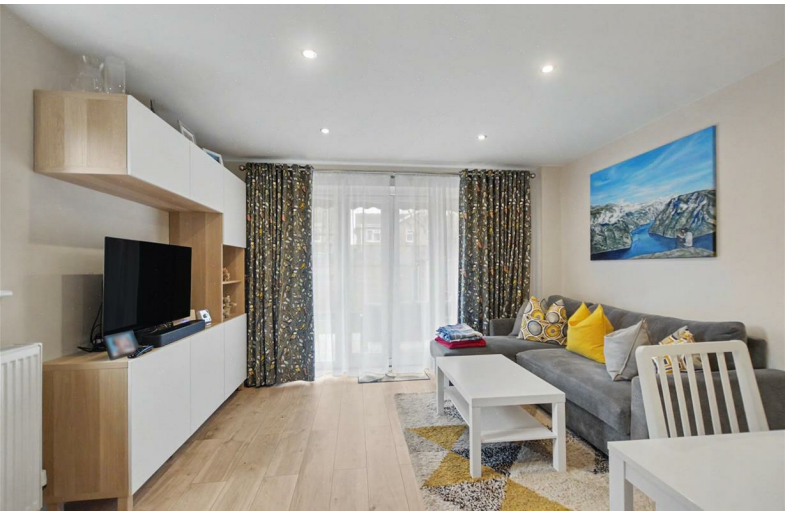
Robert Ellis

*look no further. . .*



Gough Grove,
Long Eaton, Nottingham
NG10 3NZ

**£229,995 Freehold**

0115 946 1818

/robertellisestateagent @robertellisea

A WELL PRESENTED THREE BEDROOM, THREE STOREY SEMI DETACHED HOME SITUATED ON GOUGH GROVE, POSITIONED WITHIN A CUL-DE-SAC LOCATION.

Robert Ellis are delighted to bring to the market this modern semi detached property offering approximately 828 sq ft of well balanced accommodation arranged over three floors. The property is well presented throughout and would suit a wide range of buyers.

The accommodation comprises a welcoming entrance hallway leading through to the main living space, with patio doors opening onto the rear garden, creating a bright and airy feel. To the upper floors are three well proportioned bedrooms, with the master bedroom benefitting from an en-suite, along with a family bathroom serving the remaining bedrooms. Externally, the property benefits from ample off road parking and is positioned well within a quiet cul-de-sac setting. Situated on Gough Grove, the property is conveniently located for local amenities, schools and transport links.

An internal viewing is highly recommended to fully appreciate the space, presentation and location this home has to offer.

Entrance Hall
Double glazed door to the front, radiator, laminate flooring, doors to:

Cloaks/w.c.
Pedestal wash hand basin, low flush w.c., part tiled walls, laminate flooring, extractor fan.

Kitchen
5'9 x 9'7 approx (1.75m x 2.92m approx)
Double glazed window to the front, range of wall and base units with work surfaces over, inset stainless steel sink and drainer, integrated electric oven, four ring induction hob with extractor over, dishwasher, plumbing for a washing machine, part tiled walls, space for a fridge freezer and laminate flooring.

Lounge
12'5 x 13'9 approx (3.78m x 4.19m approx)
Double glazed window to the side, double glazed patio doors to the rear, laminate flooring, radiator, built-in storage.

First Floor Landing
Stairs to the second floor, storage cupboard, doors to:

Bedroom 2
8'2 x 12'6 max approx (2.49m x 3.81m max approx)
Double glazed window to the front, radiator and built-in storage.

Bedroom 3
6'3 x 9'3 approx (1.91m x 2.82m approx)
Double glazed window to the rear, radiator.

Bathroom
Panelled bath with mains flow shower over, low flush w.c., pedestal washhand basin, linoleum flooring, extractor fan, shaver point, radiator, part tiled walls.

Second Floor Landing
Radiator and Velux window to the rear.

Bedroom 1
12'6 x 11'2 approx (3.81m x 3.40m approx)
Double glazed window to the front, radiator, built-in storage in the eaves.

En-Suite
Velux window to the rear, pedestal wash hand basin, low flush w.c., single shower cubicle, radiator, laminate flooring, shaver point.

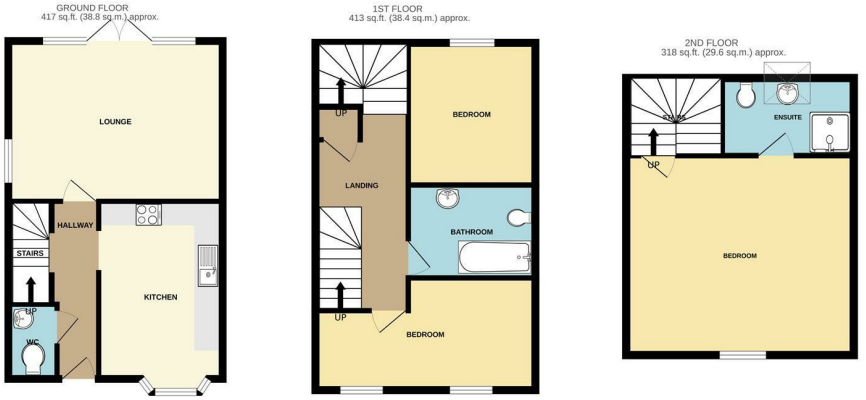
Outside
To the front there is a small lawned garden with chippings and a path to the front door, driveway to the side and wooden gated access to the rear.

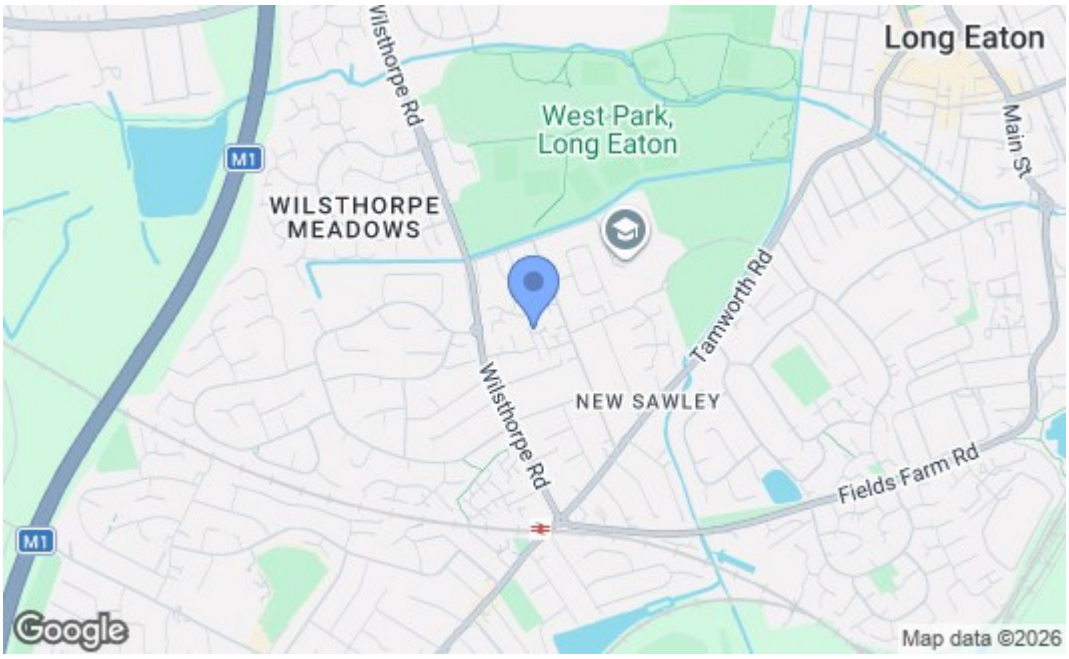
The rear garden is laid mainly to lawn with fencing to the boundaries.

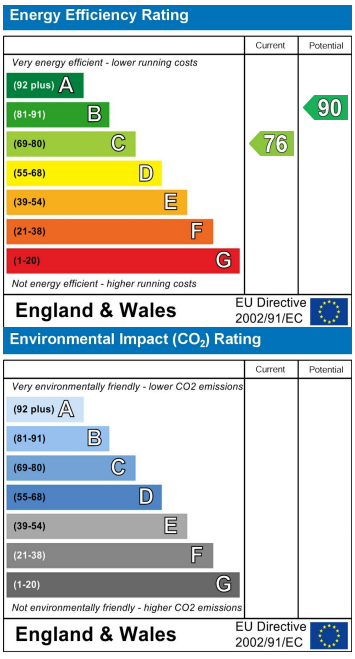
Directions
Proceed out of Long Eaton along Tamworth Road continuing for some distance and passing over the canal bridge. Turn right onto Hawthorne Avenue, continue along take the left hand turning onto Gough Grove.
9226CO

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 - Standard 8mbps Superfast 80mbps Ultrafast 1800mbps
Phone Signal – EE, Vodafone, Three
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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