Robert Ellis

*look no further. . .*

Rowsley Avenue
Long Eaton, Nottingham NG10 3ER

A THREE BEDROOM END TOWN HOUSE OFFERED FOR SALE WITH NO UPWARD CHAIN.

**£189,950 Freehold**

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ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET WITH THE BENEFIT OF NO UPWARD CHAIN THIS THREE BEDROOM END TOWN HOUSE SITUATED IN THIS POPULAR AND ESTABLISHED RESIDENTIAL LOCATION.

With accommodation over two floors, the ground floor comprises entrance hall, living room and full width dining kitchen. The first floor landing then provides access to three bedrooms and a bathroom.

The property also benefits from gas fired central heating, double glazing, off-street parking and enclosed garden space to the rear.

The property is situated within close proximity of excellent nearby schooling, including Sawley Junior School which is situated only a few minutes walk away from the property. There is also easy access to the shops and services in nearby Long Eaton, as well as good transport links on the doorstep such as the A52 for Nottingham and Derby, Junction 25 of the M1 motorway, the Nottingham electric tram terminus and Long Eaton train station.

We believe the property will make an ideal first time buy or young family home and we therefore highly recommend an internal viewing.

ENTRANCE HALL
5'10" x 4'1" (1.80 x 1.26)
uPVC panel and double glazed front entrance door, full height Georgian-style double glazed window to the side of the door, staircase rising to the first floor, electricity meter box cupboard. Door to living room.

LIVING ROOM
16'0" x 12'0" (4.90 x 3.68)
Double glazed window to the front, two radiators, media points, coving, laminate flooring, understairs storage cupboard. Door to kitchen/diner.

KITCHEN/DINER
19'4" x 8'10" (5.90 x 2.70)
The kitchen area comprises a matching range of fitted base and wall storage cupboards with roll top work surfaces incorporating four ring gas hob with extractor over and oven beneath, fitted single sink and draining board with central mixer tap, decorative tiled splashbacks, plumbing and space for washing machine, space for full height fridge/freezer, tiled floor leading onto laminate with ample space for dining table and chairs, radiator, display shelving, double glazed window to the rear, uPVC panel and double glazed Georgian-style French doors opening out to the rear garden, coving, storage cupboard/pantry with tiled floor (matching the kitchen) housing the gas fired combination boiler (for central heating and hot water purposes).

FIRST FLOOR LANDING
Decorative wood spindle balustrade, Georgian-style double glazed window to the side, loft access point. Doors to all bedrooms and bathroom.

BEDROOM ONE
13'1" x 10'2" (4.01 x 3.11)
Double glazed window to the front, radiator.

BEDROOM TWO
11'2" x 10'2" (3.41 x 3.11)
Double glazed window to the rear, radiator, media points.

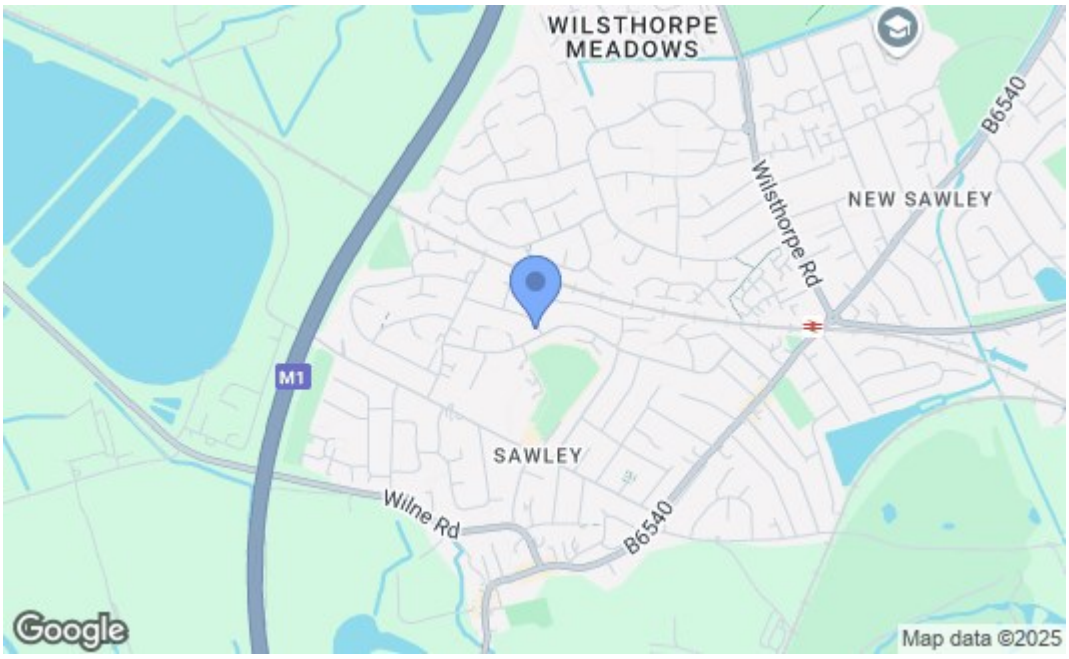
BEDROOM THREE
7'10" x 6'11" (2.41 x 2.13)
Georgian-style double glazed window to the front, radiator.

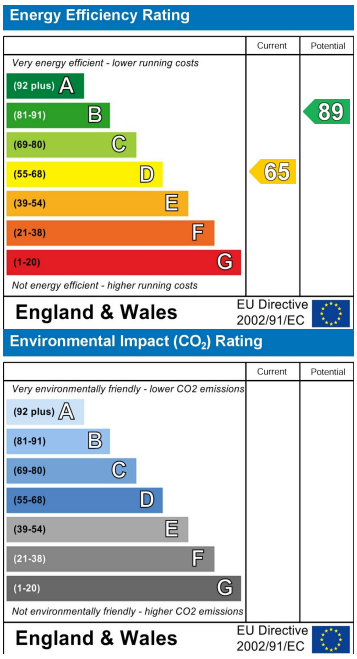
SHOWER ROOM
6'10" x 5'6" (2.09 x 1.69)
Three piece suite comprising corner tiled shower cubicle with mains shower and shower screen/door, wash hand basin, push flush WC. Vinyl flooring, tiling to the walls, radiator, extractor fan, Georgian-style double glazed window to the rear.

OUTSIDE
To the front of the property there is a lowered kerb entry point to a double width block paved side-by-side driveway providing off-street parking for two/three vehicles, pedestrian gated access leading down the left hand side of the property into the rear garden.

TO THE REAR
The rear garden is enclosed by timber fencing to the boundary lines designed for straightforward maintenance with a full width patio area accessed via the French doors from the kitchen (making an ideal entertaining space). This then leads onto an artificial lawn space with gravel patio and borders surrounding the artificial lawn with covered pagoda/seating area to the foot of the plot. Within the garden there is an external water tap.

AGENTS NOTE
The property has solar panels fitted to the rear of the property. We are finding out more information regarding this and would ask that you check details with your solicitor prior to completion.




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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