

**26 Oakland Avenue, Nottingham, NG10 3JL**

**Price Guide £175,000**



#### **DESCRIPTION & ACCOMMODATION**

WELL PRESENTED TWO BEDROOM SEMI  
OFFERED WITH A PRICE GUIDE OF £175,000 TO £185,000  
TWO RECEPTION ROOMS  
DRIVEWAY AND ATTRACTIVE REAR GARDEN  
IDEALLY LOCATED TO A RANGE OF TRANSPORT LINKS  
LOCAL SHOPS NEARBY  
IDEAL FOR FIRST TIME BUYERS AND INVESTORS  
NO ONWARD CHAIN  
EARLY INTERNAL VIEWING IS ADVISED

A PERFECT FIRST TIME BUY TO GET ON THE PROPERTY LADDER!!  
OFFERED WITH A PRICE GUIDE OF £175,000 TO £185,000 WITH NO  
ONWARD CHAIN. WELL PRESENTED THROUGHOUT WITH OFF ROAD  
PARKING AND AN ENCLOSED REAR GARDEN - YOU DO NOT WANT  
TO MISS THIS!



## DESCRIPTION & ACCOMMODATION

A lovely two bed property ideally located between Long Eaton and Sawley, close to local amenities, bus routes, schools and leisure facilities, with countryside canal side walks nearby and also within easy reach of Long Eaton Railway station, the A52 and A50 to allow for commute to Derby, Nottingham and beyond.

Briefly comprising of two reception rooms, breakfast kitchen, two double bedrooms and a shower room. The property benefits from off road parking to the front and a attractive enclosed rear garden with brand new fencing to the borders, timber shed with power and lighting and patio area with side access to the front of the property.

OFFERED WITH THE BENEFIT OF NO ONWARD CHAIN AT A PRICE GUIDE OF £175,000 TO £185,000  
AN EARLY INTERNAL VIEWING COMES HIGHLY RECOMMENDED



## ENTRANCE

Entered via a composite door to the side of the property into a small vestibule with stairs ascending to the first floor and doors to:

## LOUNGE

**12'6 x 12'5 into bay (3.81m x 3.78m into bay )**

A bright lounge with double-glazed bay window to front elevation, beautiful feature fireplace with cast black effect surround and tiled hearth with attractive timber mantle over. Carpet throughout, central heating radiator and power points.

## DINING ROOM

**10'10 x 12'5 (3.30m x 3.78m)**

Another spacious reception room with double glazed window to the side elevation, a fireplace with cast black effect surround and tiled hearth with attractive timber mantle over. Door to a useful under stairs storage cupboard plus additional storage housing the combi boiler, central heating radiator and power points.



Attractive archway leading to:



## **BREAKFAST KITCHEN** **12'11 x 12'4 (3.94m x 3.76m)**

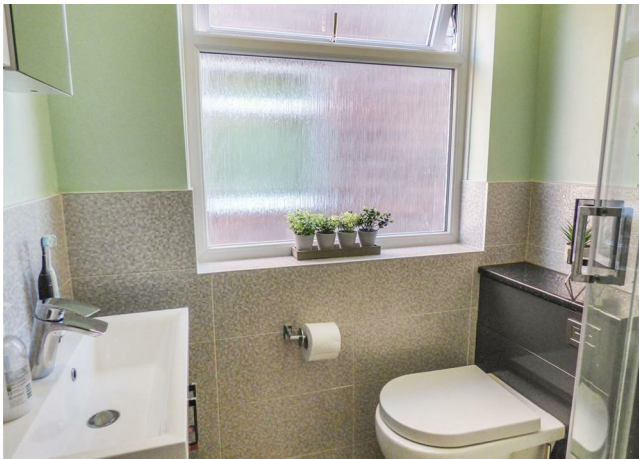
A modern and well proportioned kitchen with a range of wall and base units underneath roll edge work surfaces with complimentary splash back. One and a half bowl sink drainer unit with mixer tap over, integrated electric oven with gas hob and stainless steel extractor and appliance space for freestanding fridge/freezer and washing machine.

There is a wooden breakfast bar, great for additional dining space for entertaining family and friends. There are double glazed windows to the side and rear elevations, plus patio doors leading to the rear garden filling the kitchen a lot of natural light.

Spotlights to the ceiling, tiling to the floor and central heating radiator.

## **FIRST FLOOR LANDING**

With access to the loft, spindle staircase rail and doors to;



## **BEDROOM ONE** **10'11 x 12'5 (3.33m x 3.78m)**

A generous bedroom with large double glazed window to the front elevation, central heating radiator and power points.

## **BEDROOM TWO** **8'2 x 11'2 (2.49m x 3.40m)**

Another double bedroom with double glazed window to the rear elevation, useful built in wardrobe space, central heating radiator and power points.

## **SHOWER ROOM**

A modern shower room comprising of low level w/c, hand wash basin and corner shower cubicle with sliding doors enclosing a mains fed shower. Double glazed window to the side elevation and tiling half height to the walls.

## **OUTSIDE**

To the front of the property, there is a driveway and side access through a secure gate leading to the rear garden.

## **REAR GARDEN**

An attractive and well kept garden with patio area, mainly laid to lawn with a path to a timber shed which has power and lighting. Enclosed with brand new fencing to the borders.

## **TENURE & VIEWINGS**

### **TENURE**

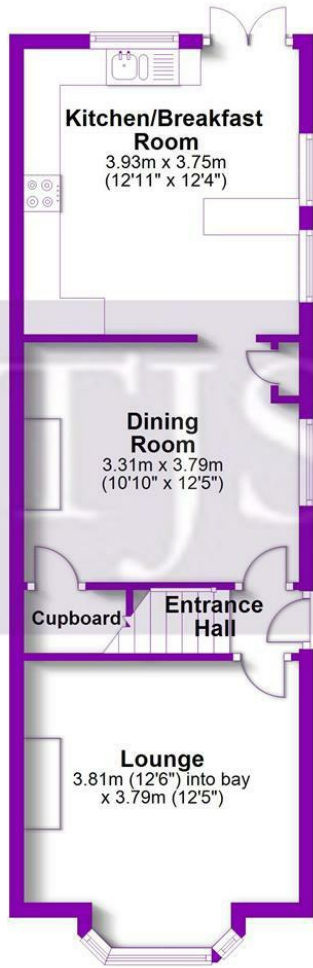
Freehold with vacant possession upon completion

### **VIEWINGS**

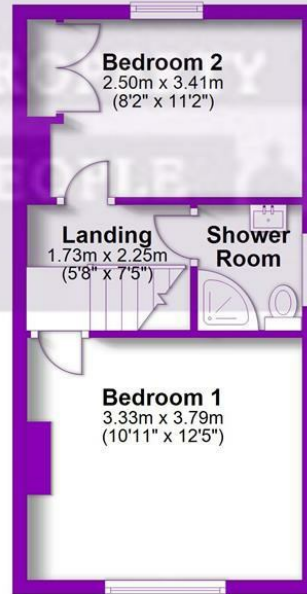
Strictly by appointment with TJS Property People who would be pleased to provide any further information which may be required



**Ground Floor**  
Approx. 45.5 sq. metres (489.2 sq. feet)



**First Floor**  
Approx. 29.4 sq. metres (316.7 sq. feet)



Total area: approx. 74.9 sq. metres (806.0 sq. feet)

TJS Reference:

**Property Type:** House - Semi-Detached

**Bedrooms:** 2

**Bathrooms:** 1

**Receptions:** 2

**Postal Code:** NG10 3JL

**EPC:** D

**Directions**

From our office on the Market Place, proceed along Tamworth Road in the direction of Sawley, after passing the Erewash canal on your right hand side continue over the bridge, just beyond the local Sainsbury's store turning left into Oakland Avenue, number 26 will be found on the right hand side clearly identified by our For Sale Board

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>	55		(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
		78	
			80
			57
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>
			EU Directive 2002/91/EC

These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulation or other consents and we have not tested services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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