



Ruskin Avenue,
Long Eaton, Nottingham
NG10 3HY

£225,000 Freehold



A TWO BEDROOM DETACHED BUNGALOW WITH OFF STREET PARKING, ENCLOSED REAR GARDEN AND GARAGE. BEING SOLD WITH THE BENEFIT OF NO UPWARD CHAIN.

Robert Ellis are delighted to bring to the market this well presented and spacious two bedroom detached bungalow. The property benefits from gas central heating and double glazing and is available with NO UPWARD CHAIN. Constructed of brick the property would suit a range of buyers and an internal viewing is highly recommended to appreciate the property and location on offer.

In brief the accommodation comprises of an entrance hallway, kitchen, lounge, shower room and two bedrooms. Outside there is a lawned garden to the front, off street parking and access into the garage. To the rear there is a private and enclosed garden with patio, lawn and a wooden storage shed.

Located in the popular residential town of Long Eaton, close to a wide range of local schools, shops and parks. Long Eaton train station is within walking distance and the town centre is a short drive away where supermarkets, other retail outlets and healthcare facilities can be found. There are transport links including bus routes and easy access to major road links such as the M1, A52 and A50 with East Midlands Airport also being a short drive away.



Entrance Hall

Wooden front door, radiator, carpeted flooring, built-in storage cupboard and ceiling light.

Kitchen

7'5 x 7'4 approx (2.26m x 2.24m approx)

UPVC double glazed window to the front and UPVC double glazed door to the side, vinyl flooring, wall, base and drawer units with work surfaces over, inset sink and drainer, space for a fridge freezer and washing machine, cooker with overhead extractor fan and ceiling light.

Lounge

16'9 x 11'5 approx (5.11m x 3.48m approx)

UPVC double glazed door to the rear, radiator and ceiling light.

Bedroom 1

12'3 x 13'3 approx (3.73m x 4.04m approx)

UPVC double glazed window to the rear, carpeted flooring, radiator and ceiling light.

Bedroom 2

7'6 x 9'5 approx (2.29m x 2.87m approx)

UPVC double glazed window to the front, carpeted flooring, access into the loft, radiator and ceiling light.

Shower Room

7'5 x 5'6 approx (2.26m x 1.68m approx)

Obscure UPVC double glazed window to the front, carpeted flooring, double enclosed shower cubicle, low flush w.c., top mounted sink, radiator, built-in storage cupboard housing the boiler and ceiling light.

Outside

To the front of the property there is a driveway to the left, lawned garden with further off street parking to the right and access to the garage. To the rear there is an enclosed, private garden with patio, lawn and a wooden storage shed.

Garage

Brick built garage with up and over door to the front, power and lighting.

Directions

Proceed out of Long Eaton along Tamworth Road and at the traffic island turn right onto Wilsthorpe Road. Third left into Ruskin Avenue and follow the road around and the property can be found on the left as identified by our for sale board.

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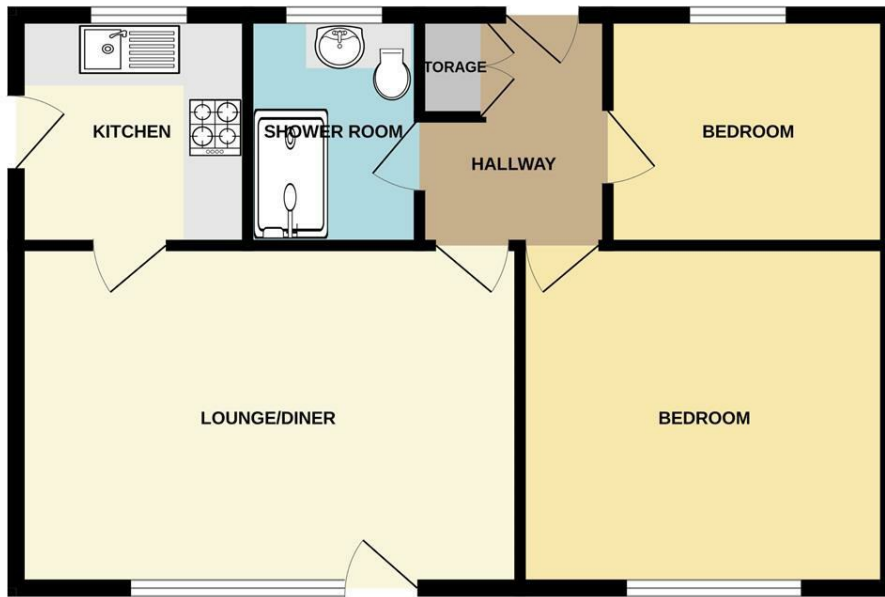
Council Tax

Erewash Borough Council Band C





GROUND FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(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.