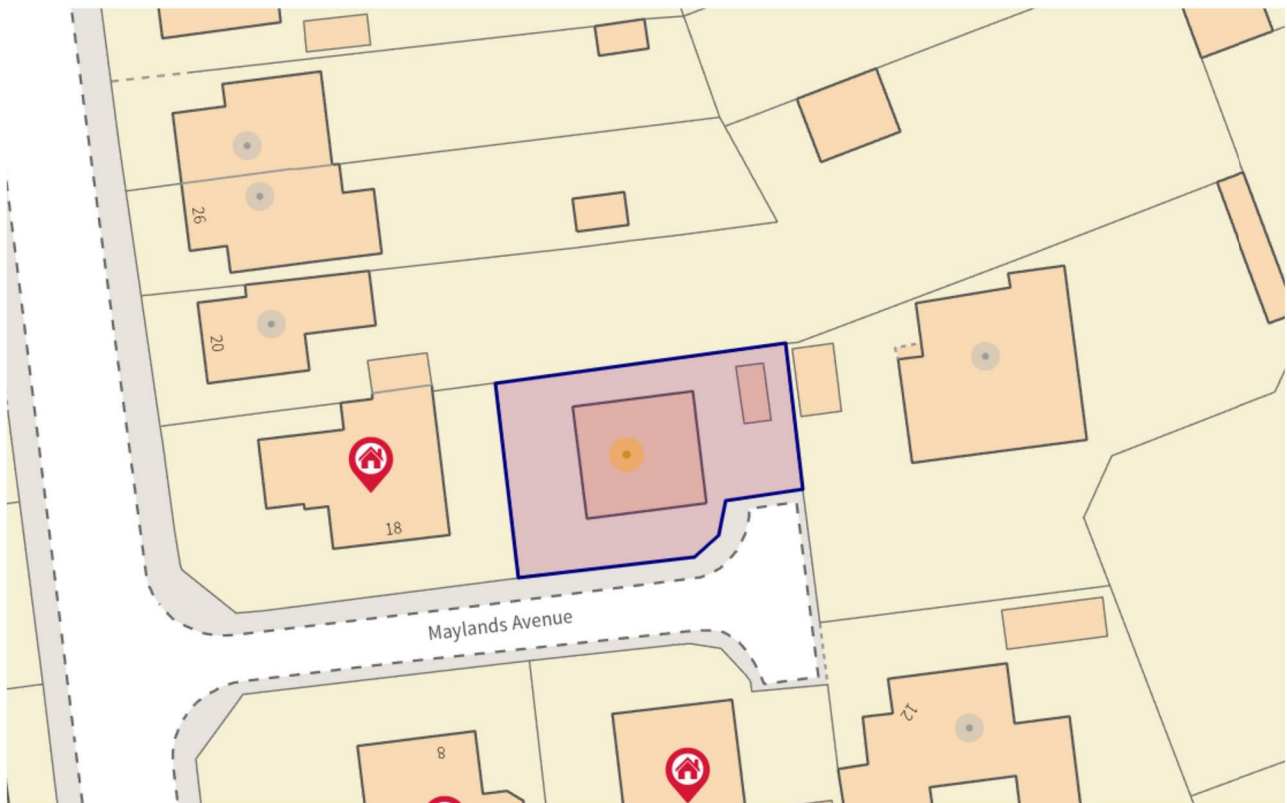




Maylands Avenue,
Breaston, Derbyshire
DE72 3EE

O/I/R £300,000 Freehold



THIS IS A TWO DOUBLE BEDROOM DETACHED BUNGALOW SITUATED ON A QUIET CUL-DE-SAC IN THIS SOUGHT AFTER LOCATION WHICH IS IN NEED OF A TOTAL REFURBISHMENT AND UPGRADE PROGRAMME.

Being situated on a quiet cul-de-sac which serves just four similar properties off Maylands Avenue, this detached bungalow provides an ideal opportunity for someone to purchase a property and stamp their own mark on their next home. It would be difficult for anyone to live in the property in its current condition so it needs someone who is able to buy it and carry out certain works before they move in. We are looking for someone who is able to take on a project and has the funds available to be able to purchase and then carry out the necessary works required. We are happy to show people who are in a position to purchase this type of property so they can see the size and layout of the accommodation included. The bungalow is positioned with easy access to the centre of Breaston village where there are a number of shops, healthcare facilities and the village is within close proximity to excellent transport links.

The property is constructed of brick to the external elevations under a pitched tiled roof and the well proportioned accommodation includes an enclosed porch leading through a glazed internal door to the reception hall which leads to the lounge, two double bedrooms – one of which has recently been used more as a reception room than a bedroom and the kitchen which needs re-fitting, but could easily be enlarged by including the pantry and two integral outhouses into this room to create a large breakfast/dining kitchen. The bathroom is also in need of a complete refurb, but we believe has enough space to include a separate shower and a bath. Outside there are garden areas to four sides and off road parking with garage space to the rear.

Breaston is an award winning village and has a number of local shops, if required schools for younger children, healthcare and sports facilities which includes several local golf courses, walk in the surrounding picturesque countryside 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 which provide good access to Nottingham, Derby and other East Midlands towns and cities.



Porch

Enclosed porch with double opening glazed doors and a glazed internal door leading to:

Reception Hall

Radiator with shelf over and a double cloaks cupboard with cupboards over.

Lounge/Sitting Room

14'10 x 10'9 approx (4.52m x 3.28m approx)

Windows to the rear and side, gas fire (not tested) in a tiled surround with hearth.

Kitchen

11'7 x 9'6 approx (3.53m x 2.90m approx)

The kitchen needs re-fitting and currently has a stainless steel sink with a cupboard under, two double wall cupboards, work surface with cupboard, drawer and Potterton boiler below (not tested), upright shelved pantry cupboard and the kitchen could be made larger by incorporating the pantry which has shelving to two walls and a tiled thrawl, tiled floor and opaque glazed window and two internal outbuildings in the kitchen which would make the room 15'6 x 11'7 in size.

Bedroom 1

11'9 x 11'2 approx (3.58m x 3.40m approx)

Windows to the front and side and a radiator.

Bedroom 2

13'9 x 11'5 approx (4.19m x 3.48m approx)

This room currently has double opening glazed doors with side panels leading through into the lounge, but could be a bedroom or

further reception room with the room having windows to the front and side and a fire surround.

Bathroom

The bathroom needs re-fitting and we believe has space for a separate shower and bath to be installed and currently has a panelled bath, hand basin and low flush w.c., half tiled walls and an opaque glazed window.

Outside

There is a path from the pavement at the side of the bungalow to a concrete area and lawns at the front of the bungalow, there are paths running down each side of the bungalow with further lawned areas, there is a beech hedge to the roadside boundary and a fence to the front and at the rear of the bungalow there is a slabbed area with a base for a garage, a brick wall and fencing to the rear boundary and an outside tap is provided.

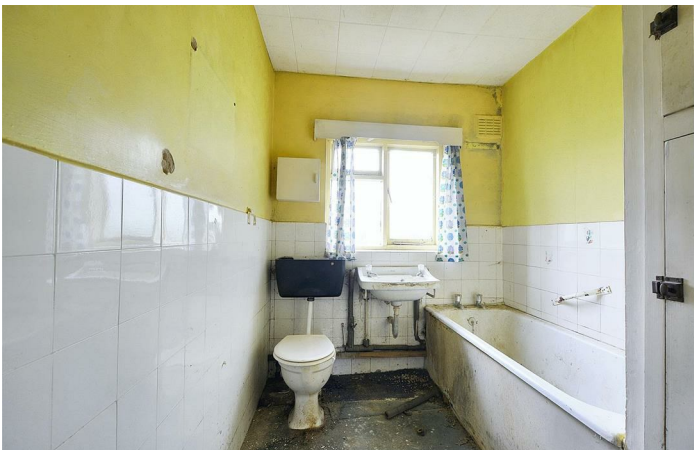
Directions

Proceed out of Long Eaton along Wilsthrope Road continuing over the traffic island and into Breaston. Continue through the village of Breaston where Maylands Avenue can be found as a turning on the right hand side.

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Council Tax

Erewash Borough Council Band C



Robert Ellis
ESTATE AGENTS



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.