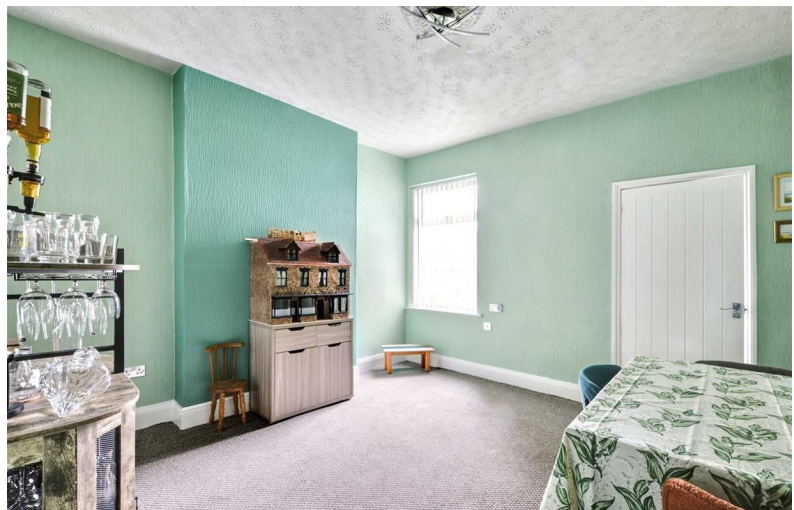
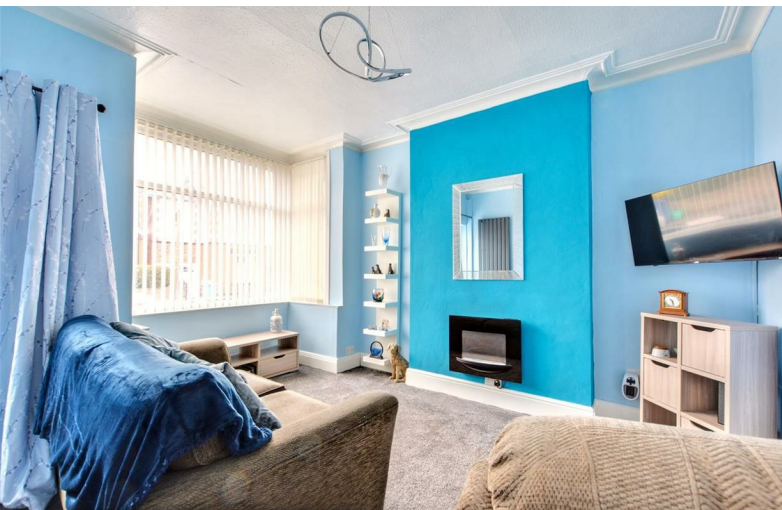


# Robert Ellis

*look no further...*



Cavendish Road,  
Long Eaton, Nottingham  
NG10 4HY

**Price Guide £200-210,000**  
**Freehold**

0115 946 1818



/robertellisestateagent



@robertellisea



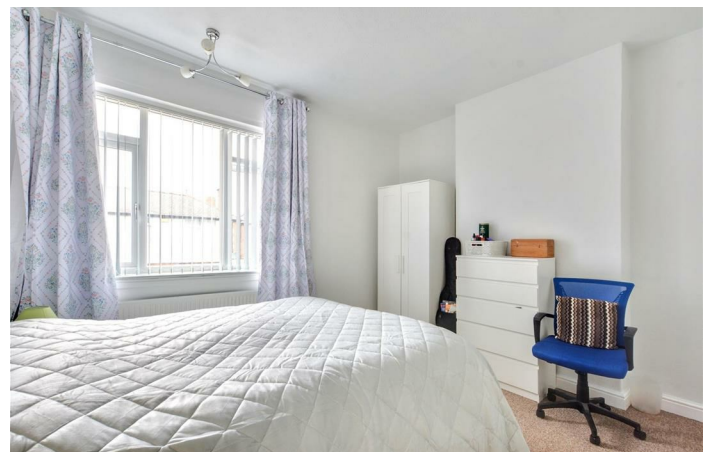


GUIDE PRICE £200,000 - £210,000. A WELL PRESENTED THREE BEDROOM BAY FRONTED TRADITIONAL SEMI DETACHED PROPERTY WITH THE BENEFIT OF A LOFT ROOM!

Being located on Cavendish Road which is close to the heart of Long Eaton, this traditional two reception room, three bedroom Victorian semi detached property offers a lovely home which will suit a whole range of buyers from people buying their first property to somebody who might require a family home or somebody downsizing from a larger house who wants a property which is convenient for all the amenities and facilities provided by the area. With the current owners having the roof replaced three years ago, the property is ready to move straight into and offers plenty of storage. With an additional benefit of a downstairs W.C and separate utility room, it makes a perfect family home. The property is within walking distance of all the shopping facilities and schools provided by the area, all of which have helped to make this a very popular and convenient place for people to live.

This spacious home is constructed of brick to the external elevations under a recently replaced pitched tiled roof and the well proportioned accommodation derives all the benefits of GAS CENTRAL HEATING and from being DOUBLE GLAZED. In brief the accommodation includes a lounge/sitting room, dining/sitting room from which there are stairs leading to the first floor, a large kitchen which is fitted with wall and base units, a downstairs W.C and utility room off the kitchen. To the first floor there are the three bedrooms and bathroom which has a white suite complete with an electric shower system over the bath. Outside there is a walled area at the front of the house and a path leading down the left hand side to the rear where there is a private South facing garden which has a patio area leading onto a lawned garden and large shed, all of which is kept private by having fencing and a wall to the boundaries.

The property is within easy reach of the Asda, Aldi and Tesco superstores and numerous other retail outlets found in Long Eaton town centre, there are excellent schools for all ages, healthcare and sports facilities which include the West Park Leisure Centre and adjoining playing fields and excellent transport links which include J25 of the M1, East Midlands Airport, stations at Long Eaton and East Midlands Parkway and the A52 and other main roads all of which provide good access to Nottingham, Derby and other East Midlands towns and cities.





### Lounge

13'9" x 12'0" (4.21m x 3.66m )

UPVC double glazed door to the front with patterned inset glass, UPVC double glazed boxed bay window to the front, tall anthracite grey radiator, coving to the ceiling, carpet flooring, ceiling light, TV point, electric fire place, and plugs with USB points.

### Dining Room

12'0" x 13'0" (3.66m x 3.98m )

UPVC double glazed window to the rear, carpet flooring, tall anthracite grey wall mounted radiator with ceiling light, TV point, door to the under stairs cupboard, ceiling rose, doors to the stairs, door into the kitchen, and plugs with USB points.

### Kitchen

14'11" x 8'4" (4.55m x 2.55m )

UPVC double glazed door the rear with inset glass, UPVC double glazed window to the rear garden, vinyl tiled flooring, and wall mounted radiator. The kitchen consists of a mix of wood wall, drawer and base units to two wall, laminate rolled edge worktop, cream gloss splashback brick-style tiles to the ceiling, wine rack, recessed ceiling spotlights, stainless steel inset sink and mixer tap, a American style fridge freezer, and a double Range cooker with seven ring gas hob, double oven and grill, a space for under counter fridge and space for a dishwasher, and door leading into the downstairs WC.

### WC

2'1" x 3'2" (0.66m x 0.98m )

Fitted with a low-flush white WC, cream-style gloss tiles to the ceiling, ceiling spotlights, and a shelf.

### Utility Room

4'4" x 7'3" (1.33m x 2.21m )

Oak door with inset glass to the rear garden, cream gloss brick-style splashback tiles to the ceiling, a mix of wall and base units to three walls, ceiling strip light, USB sockets, space for an under counter fridge and freezer, and space for a washing machine.

### First Floor Landing

2'10" x 22'4" (0.88m x 6.83m )

UPVC double glazed patterned window at the bottom of the stairs, carpet flooring, two ceiling lights, door to in-built storage, dado rail, and doors to the bedrooms and bathroom.

### Bedroom One

10'11" x 11'11" (3.33m x 3.65m )

UPVC double glazed window to the front elevation, carpet flooring, wall mounted radiator, and door to a large in-built storage wardrobe.

### Bedroom Two

9'3" x 9'3" (2.82m x 2.83m )

UPVC double glazed window to the rear elevation, laminate flooring, ceiling spotlights, coving to the ceiling, wall mounted radiator, door to a large in-built cupboard, doors to the stairs leading to the loft room, and high cupboards for storage.

### Bedroom Three

7'2" x 7'10" (2.19m x 2.39m )

UPVC double glazed window to the rear elevation, wall mounted radiator, carpet flooring, ceiling spotlight, and coving to the ceiling.

### Bathroom

6'6" x 4'11" (2m x 1.5m )

UPVC double glazed obscured window to the side elevation, vinyl flooring, towel radiator, pedestal sink with mixer tap, low-flush WC, a large panelled bath with electric shower above, and a hand-held shower. The walls are contemporary panelled stone-style to the ceiling.

### Loft Room

12'0" x 12'5" (3.67m x 3.8m )

UPVC double glazed window the side elevation, two ceiling lights, carpet flooring, wall mounted radiator, and TV point.

### Outside

To the front of the property, gated access leads to the low maintenance court-yard, with further gated access along the side of the property, leading to private and enclosed well-maintained rear garden, which features, paving to the side, artificial lawn, gravel and stepping stone pathway leading to the timber garden room, raised borders with planting and shrubs, brick and hedge boundaries.

### Directions

Proceed out of Long Eaton along Derby Road and turn right at the bend into College Street. Continue for some distance where Cavendish Road can be found as a turning on the right and the property can be found on the right as identified by our 'for sale' board.

### Council Tax

Erewash Borough Council Tax Band A

### Agents Notes- Additional Information

Council Tax Band - A

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 12mbps, Superfast 76mbps, Ultrafast 1000mbps

Phone Signal – EE, Three, O2, Vodafone

Sewage – Mains supply

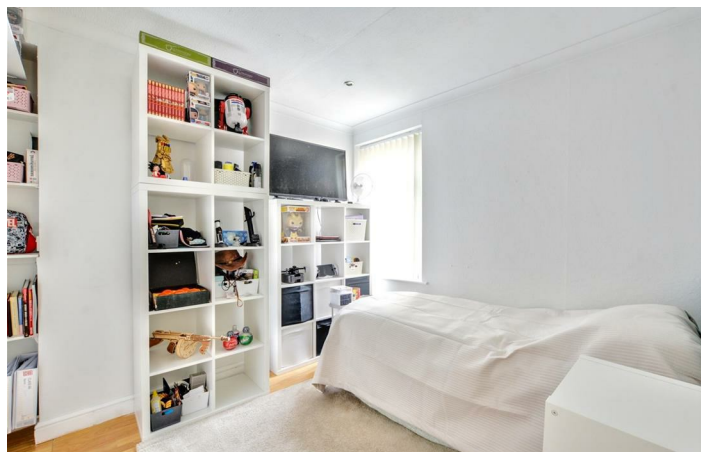
Flood Risk – No flooding in the past 5 years

Flood Defenses – No

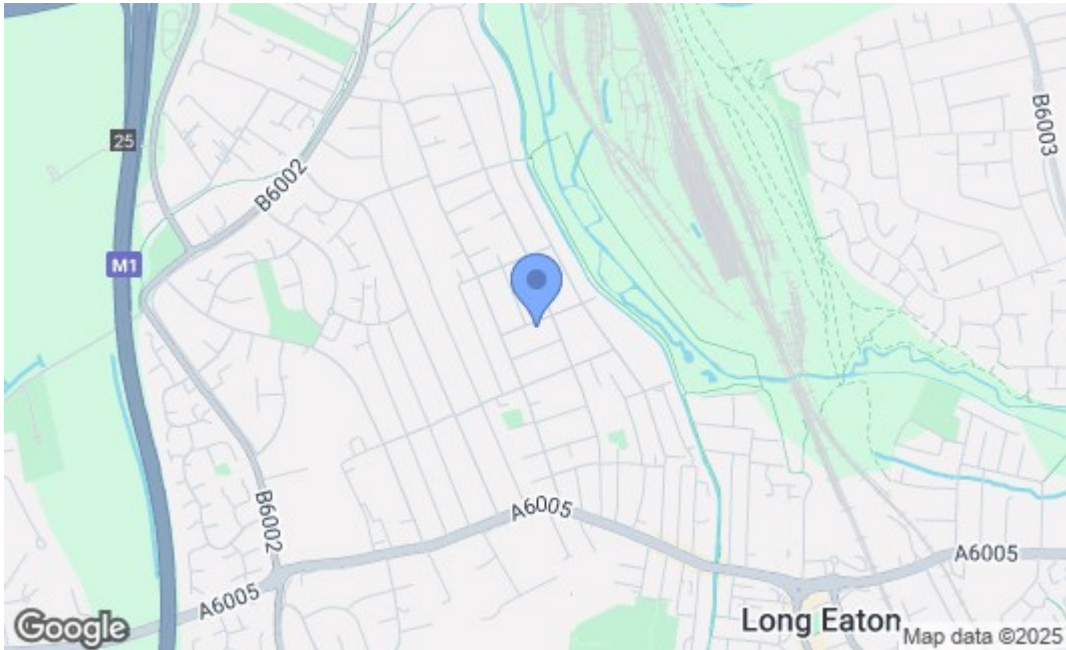
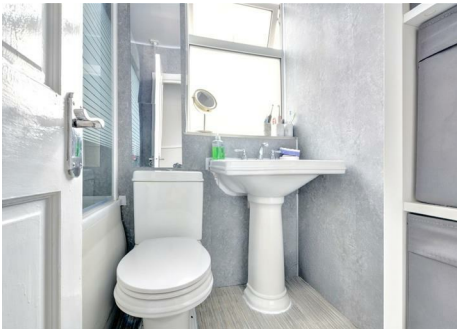
Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No



Robert Ellis  
ESTATE AGENTS



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.