

# Robert Ellis

*look no further...*



Parkside Avenue,  
Long Eaton, Nottingham  
NG10 4AN

**Guide Price £300-325,000**  
**Freehold**

0115 946 1818



/robertellisestateagent



@robertellisea



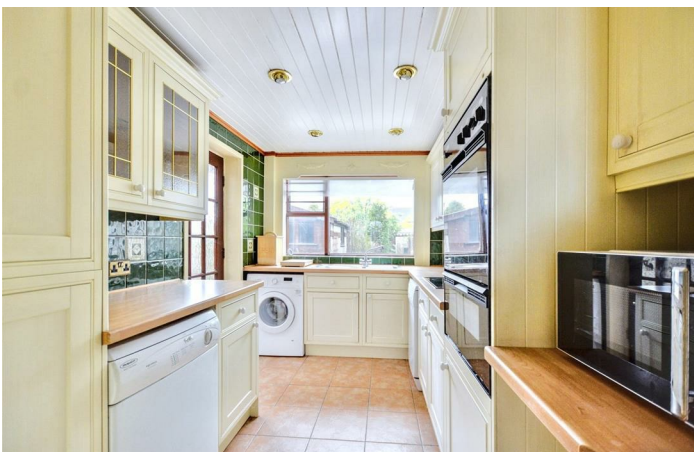


A THREE BEDROOM DETACHED HOUSE IN NEED OF UPDATING, BEING FOUND IN THIS SOUGHT AFTER LOCATION.

Robert Ellis are delighted to offer a rare opportunity to purchase this detached home situated on the ever-popular Parkside Avenue. In need of updating throughout, this three bedroom detached property presents an excellent opportunity for buyers looking to put their own stamp on a home. The house offers generous living space and fantastic potential to create a truly bespoke family residence and a great sized rear garden. The accommodation includes a spacious lounge/diner, a garden room offering additional living space and views over the garden, and three well-proportioned bedrooms. Outside, the property benefits from off-road parking and a good-sized plot. Located in a sought-after area, close to local amenities, schools, and transport links, this home is ideal for those seeking convenience and community. Offered with no upward chain, early viewing is recommended to appreciate the potential this property has to offer. The property is of brick construction and is positioned in a sought after location close to local shops and amenities and access to the Train Station, M1 and A52.

The property offers no onward chain and internal viewing is highly recommended. Internal accommodation briefly comprises of a hallway, through lounge/diner, garden room and kitchen to the ground floor. To the first floor, there are three bedrooms and a bathroom.

The property is well placed for easy access to the centre of Long Eaton where there are Asda, Tesco and Aldi stores as well as many other retail outlets, there is easy access to excellent local schools for all ages which includes Trent College and The Elms independent schools and Wilsthorpe Academy, easy access to West Park Leisure Centre and the adjoining playing fields and park which provides a lovely open space in which to walk, there are healthcare facilities and the excellent transport links include J25 of the M1, East Midlands Airport, Long Eaton and East Midlands Parkway stations and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.





### Entrance Hall

Door to the front, laminate flooring, stairs to the first floor, radiator, understairs storage and doors to:

### Lounge/Diner

23'11" x 11' approx (7.29m x 3.35m approx)

Double glazed window to the front, two radiators, electric fire and stone surround. Open to:

### Garden Room

Double glazed window and door to the rear.

### Kitchen

11'3" x 7'6" approx (3.43m x 2.29m approx)

Double glazed window to the rear, range of matching wall and base units with work surfaces over, stainless steel sink and drainer, integrated electric oven, four ring electric hob and extractor over, plumbing for a dishwasher and washing machine, integrated fridge freezer and door to the side.

### First Floor Landing

Double glazed window to the side, loft access hatch and doors to:

### Bedroom 1

12'6" x 10'1" approx (3.81m x 3.07m approx)

Double glazed window to the front, laminate flooring and a radiator.

### Bedroom 2

11'6" x 9'4" approx (3.51m x 2.84m approx)

Double glazed window to the rear, radiator, laminate flooring and fitted wardrobes.

### Bedroom 3

6' x 6'6" approx (1.83m x 1.98m approx)

Double glazed window to the front and a radiator.

### Bathroom

Double glazed window to the rear, panelled bath, low flush w.c., pedestal wash hand basin, single shower cubicle with mains fed shower, wooden floor and a radiator.

### Outside

To the front of the property there is off road parking and side access leading to the rear.

The rear garden has shrubs and bushes and a slabbed patio.

### Garage

8'8" x 17'8" approx (2.64m x 5.38m approx)

Double doors to the front, window and personal door to the side.

### Directions

Proceed out of Long Eaton along Derby Road and after some distance take a left hand turning into Parkside Avenue, where the property is located on the left hand side.

8638AMCO

### Council Tax

Erewash Borough Council Band C

### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 7mbps Superfast 31mbps

Ultrafast 1800mbps

Phone Signal – EE, O2, Vodafone, Three

Sewage – Mains supply

Flood Risk – No, surface water very low

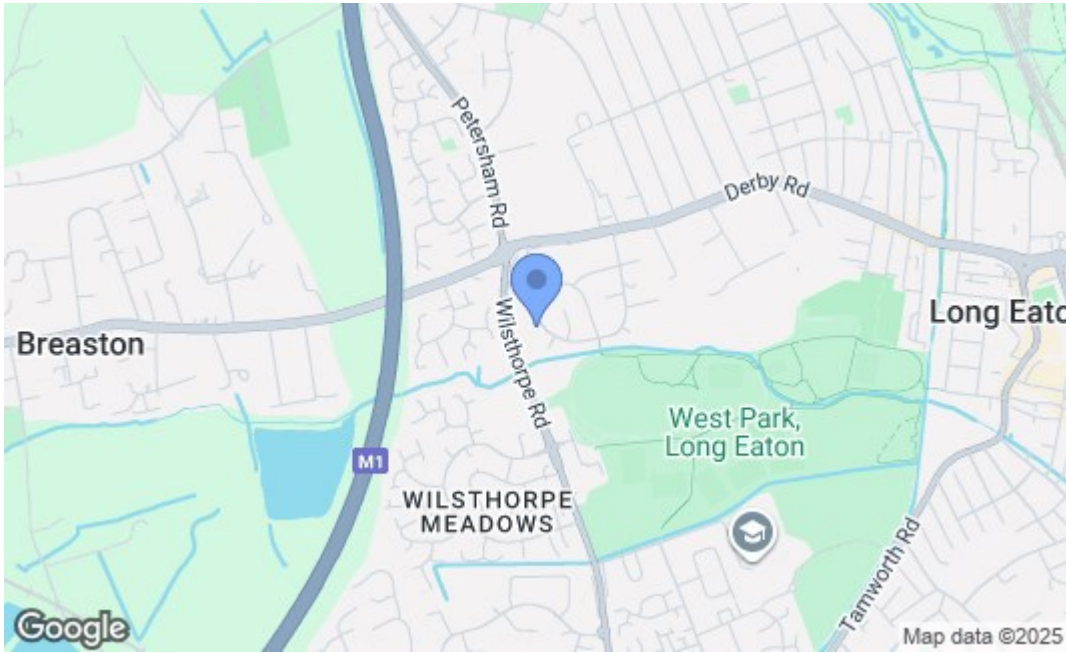
Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No





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.