



Rugeley Avenue,  
Long Eaton, Nottingham  
NG10 2EU

**Price Guide £259,500**  
**Freehold**



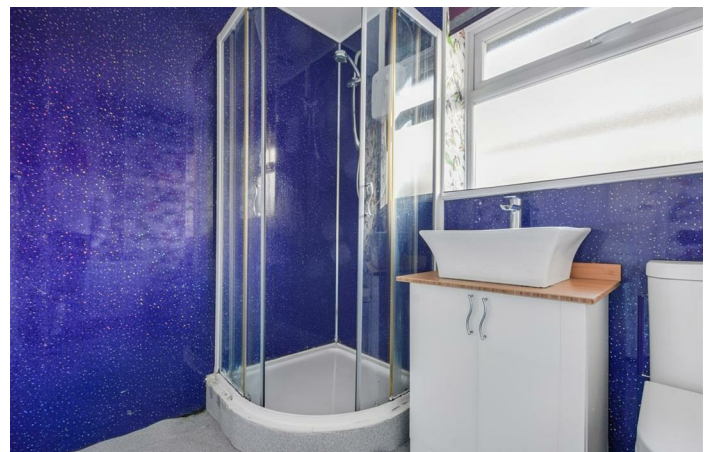


#### A TWO BEDROOM DETACHED BUNGALOW FOUND IN A CUL-DE-SAC LOCATION.

Offered to the market with no upward chain, this two bedroom detached bungalow is positioned in a popular and quiet cul-de-sac close to Long Eaton town centre. The property stands well from the front aspect and is the ideal property for anyone looking to downsize. With convenient access to a wide range of local shops, amenities and excellent transport links, the property provides fantastic potential for those looking to put their own stamp on a home. The property offers ample road parking to the front whilst providing access to the rear with double gates. Whilst the bungalow would benefit from some updating, it offers an exciting opportunity for buyers seeking a home in a highly regarded and convenient location.

The property offers gas central heating and is double glazed throughout and internal accommodation briefly comprises of an entrance hall and living that leads to the inner hallway. The inner hallway has a cupboard housing the boiler and provides access to the kitchen, shower room and two double bedrooms to the rear aspect of the property.

The property is within easy reach of healthcare, sports and fitness facilities (including good parks and walking areas), supermarkets and corner shops, restaurants and pubs. Long Eaton offers good transport links: these include access to the M1 and A50, and the A52 towards Derby or Nottingham; Long Eaton railway station provides trains to London, Birmingham, Sheffield and Matlock; East Midlands Parkway railway station and East Midlands Airport are also both nearby.





### Entrance Hall

Double glazed door to the front, door to:

### Lounge

Double glazed window to the front, coving, radiator and double doors to:

### Inner Hallway

Loft access hatch, laminate flooring and cupboard housing the boiler.

### Kitchen

Wall and base units with work surface over, stainless steel sink and drainer with mixer tap, integrated electric oven, four ring induction hob, tiled floor, double glazed window to the front, double glazed door to the side and a radiator.

### Shower Room

Double glazed window to the side, low flush w.c., vanity wash hand basin, radiator, shower cubicle with electric shower.

### Bedroom 1

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

### Bedroom 2

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

### Outside

To the front of the property there is a lawned garden with flower beds and off road parking.

The rear garden is laid mainly to lawn with shrubs and bushes and fencing to the boundaries.

### Directions

Proceed out of Long Eaton along Waverley Street, becoming Main Street and turn left into Station Road. Continue over the railway line for a short distance taking the right hand turning into Stafford Street. At the end of Stafford Street turn right into Cannock Way and first right into Rugeley Avenue.

8860AMCO

### 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 15mbps Superfast 70mbps

Ultrafast 1800mbps

Phone Signal – EE, 02, Vodafone, Three

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



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GROUND FLOOR



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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.