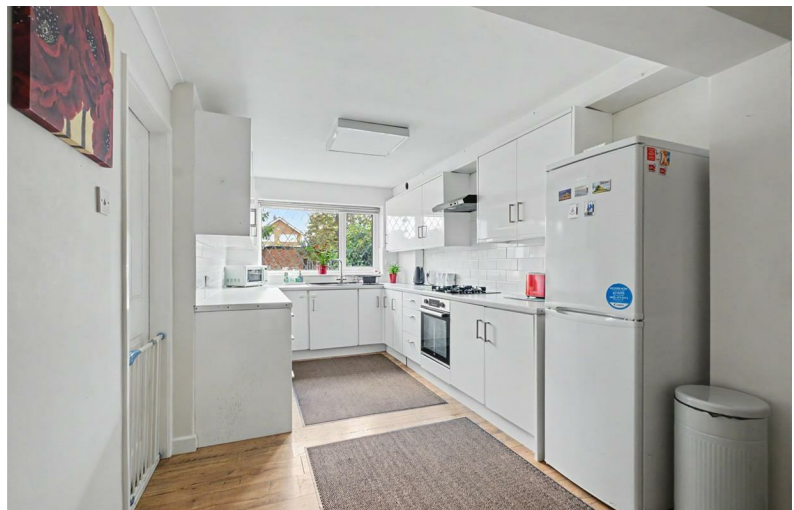




Newbery Avenue,
Long Eaton, Nottingham
NG10 2FT

Price Guide £210-220,000
Freehold



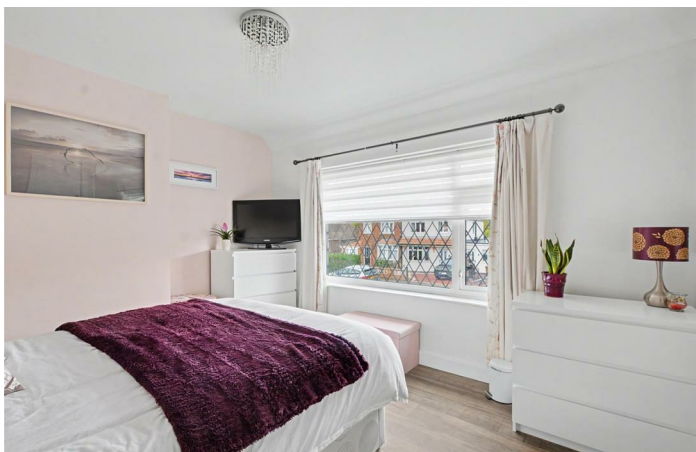
AN EXTENDED TWO BEDROOM SEMI DETACHED HOME SITUATED ON THE POPULAR NEWBERY AVENUE, OFFERING VERSATILE ACCOMMODATION, A SEPARATE UTILITY/BOOT ROOM, OFF ROAD PARKING AND NO ONWARD CHAIN.

Robert Ellis are delighted to bring to the market this extended semi detached property, situated within a popular residential location on Newbery Avenue. Offering well proportioned and versatile accommodation, the property would make an ideal purchase for first time buyers or those looking to downsize, with the added benefit of being offered for sale with no onward chain.

The ground floor accommodation includes a dining area opening through to the kitchen, creating a practical layout for everyday living and entertaining. There is also a useful utility/boot room, providing additional space for household storage and laundry facilities. The ground floor further benefits from a bathroom, offering convenience and flexibility within the property's layout. To the first floor are two bedrooms, together with an upstairs shower room, providing practical facilities for the household. The extended layout offers a good degree of versatility and makes the property a suitable option for a range of buyers.

Externally, the property benefits from off road parking, providing a useful and convenient feature for residents. The property's location and practical accommodation make it an appealing opportunity for those seeking a home with manageable living space. Situated on Newbery Avenue, the property occupies a popular residential position with access to local amenities and transport links, making it a convenient choice for day to day living.

The property is only a few minutes drive away from the centre of Long Eaton where there are Tesco, Asda, Lidl and Aldi stores and many other retail outlets, bars and restaurants, there are schools for all ages within easy reach, healthcare and sports facilities, walks across the nearby fields and along the banks of the River Trent which take you to Trent Lock in one direction and Attenborough Nature Reserve in the other, and the excellent transport links include junctions 24 and 25 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.



Entrance Hall

Double glazed door to the front, laminate flooring, stairs to the first floor, vertical radiator, doors to:

Lounge

12'5 x 12'4 max approx (3.78m x 3.76m max approx)

Double glazed window to the front, log burner (not tested), coving, laminate flooring, understairs storage cupboard.

Dining Area

7'7 x 15'8 approx (2.31m x 4.78m approx)

Double glazed window to the side, laminate flooring, radiator, open to:

Kitchen

13' x 8'2 approx (3.96m x 2.49m approx)

Double glazed window to the rear, wall and base units with work surfaces over, inset sink and drainer, space for a dishwasher, part tiled walls, four ring gas burner with extractor over, integrated electric oven, space for a fridge freezer and door to:

Utility Room

Double glazed door to the side, laminate flooring, plumbing for a washing machine and door to:

Bathroom

Three piece suite comprising of a panelled bath, vanity wash hand basin, low flush w.c., linoleum flooring, double glazed window to the rear.

First Floor Landing

With doors to:

Bedroom 1

12'7 x 10'4 approx (3.84m x 3.15m approx)

Double glazed window to the front, laminate flooring, radiator and built-in wardrobes.

Bedroom 2

9'8 x 8'5 approx (2.95m x 2.57m approx)

Double glazed window to the rear, radiator and loft access hatch.

Shower Room

Double glazed window to the rear, low flush w.c., single shower cubicle with mains shower, pedestal wash hand basin, extractor fan, linoleum flooring and wall mounted towel rail.

Outside

Off road parking to the front and access to the entrance door.

To the rear there is a lawned garden, patio, brick outhouse and enclosed by panelled fencing.

Directions

Proceed out of Long Eaton along Main Street taking the left turning at the Tappers Harker island into Meadow Road and turning right at the mini roundabout. Proceed down Meadow Road and immediately after crossing the train line take the right hand turning into Trent Lane and branch left into Newbery Avenue where the property can be found on the left hand side.

9596CO

Council Tax

Erewash Borough Council Band B

Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 12mbps Superfast 69mbps

Ultrafast 1800mbps

Phone Signal – EE, Three, Vodafone, 02

Sewage – Mains supply

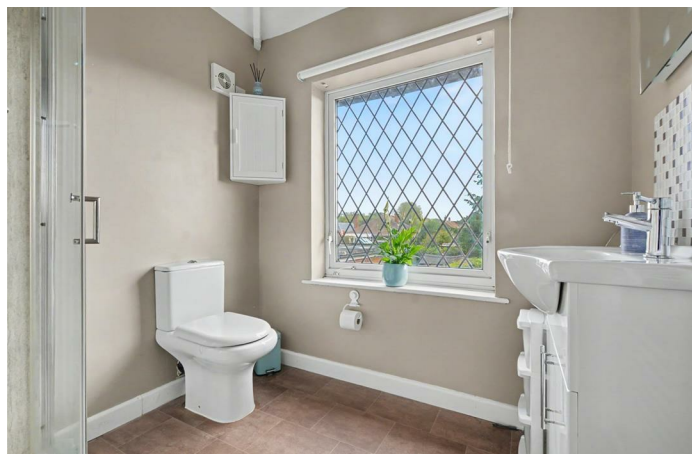
Flood Risk – No flooding in the past 5 years

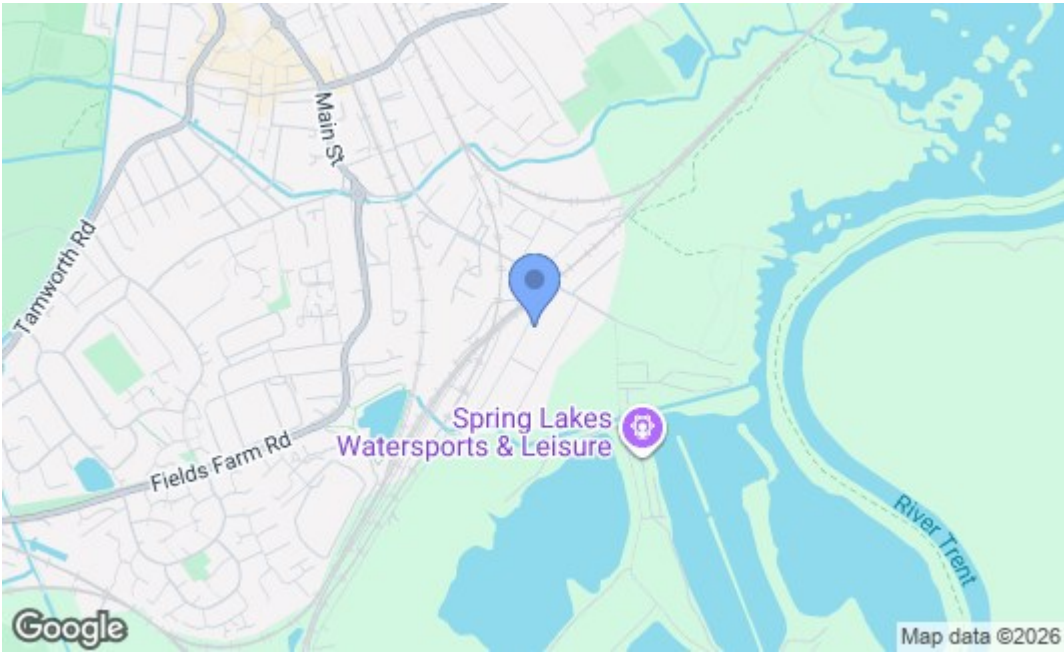
Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No





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 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.