

# Robert Ellis

*look no further...*



Wyvern Avenue,  
Long Eaton, Nottingham  
NG10 1AG

**O/O £225,000 Freehold**

0115 946 1818



/robertellisestateagent



@robertellisea

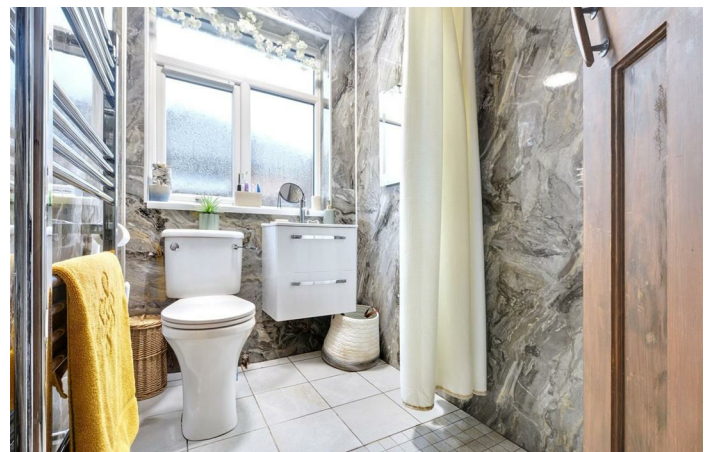


A TWO BEDROOM SEMI DETACHED BUNGALOW OFFERING WELL PRESENTED AND SPACIOUS ACCOMMODATION THROUGHOUT.

Robert Ellis are delighted to bring to the market this lovely bungalow which has been recently modernised by the current owners and offers spacious, light-filled accommodation throughout. The property has been extended to the rear, creating a versatile living space that includes a stylish fitted kitchen, comfortable lounge and two well-proportioned bedrooms which are both set to the front aspect meaning all living accommodation is set to the rear of the property, which is ideal for access to the rear garden. Standing in this sought-after residential location, the bungalow also benefits from off road parking and an easy-to-maintain garden, providing a perfect combination of comfort and convenience. Ideally positioned within walking distance of local shops, amenities and Long Eaton train station, this is an excellent opportunity to purchase a superbly updated home in a desirable area.

This semi detached bungalow is positioned on one of the most popular roads on this side of Long Eaton. Internal accommodation briefly comprises of an entrance hall, two bedrooms to the front aspect, a wet room and then access into the living room off the hallway. The living room provides access to the recently re-fitted kitchen, which along with the living room, gives access to the extended area of the property which is the spacious dining area opening into the rear garden.

The property is within easy reach of many local amenities and facilities including the Asda, Tesco, Lidl and Aldi stores as well as the many other retail outlets found in Long Eaton town centre, schools for all ages, healthcare and sports facilities and excellent transport links including J25 of the M1, Long Eaton Station, East Midlands Airport and the A52 and other main roads which provide good access to both Nottingham and Derby.



### Entrance Hall

Double glazed door to the side, radiator, doors to:

### Lounge

14'6" x 10'10" approx (4.42m x 3.30m approx)

Laminate flooring, built-in storage, door to:

### Kitchen

12'9" x 7'4" approx (3.89m x 2.24m approx)

Double glazed window to the side, matching wall and base units with work surfaces over, inset sink and drainer, integrated electric oven, part tiled walls, plumbing for a washing machine, tiled floor, radiator, four ring electric hob and extractor over.

### Dining Room

10' x 16'5" approx (3.05m x 5.00m approx)

Two double glazed windows to the rear, double glazed door to the side, laminate flooring and a radiator.

### Bedroom 1

10'4" x 11'4" approx (3.15m x 3.45m approx)

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

### Bedroom 2

7'10" x 9'9" approx (2.39m x 2.97m approx)

Double glazed box bay window to the front, radiator.

### Wet Room

Double glazed window to the side, vanity wash hand basin, low flush w.c., tiled walls, shower area with mains fed shower having a rainwater shower head, loft access hatch, extractor fan.

### Outside

To the front of the property there is a pebbled driveway providing off road parking, fencing to the boundary and side gated access to the rear.

The rear garden is laid mainly to lawn, garden shed, fencing to the boundaries, pebbled areas.

### Directions

Proceed out of Long Eaton along Tamworth Road and just prior to the canal bridge turn left into Wyvern Avenue and

the property can be found on the right.  
8980CO

### 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 13mbps Superfast 80mbps

Ultrafast 1800mbps

Phone Signal – EE, O2, Three, Vodafone

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

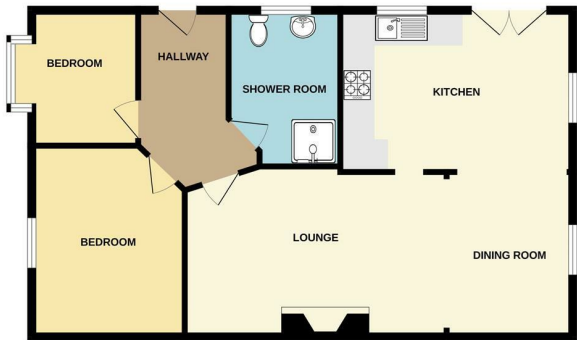
Non-Standard Construction – No

Any Legal Restrictions – No

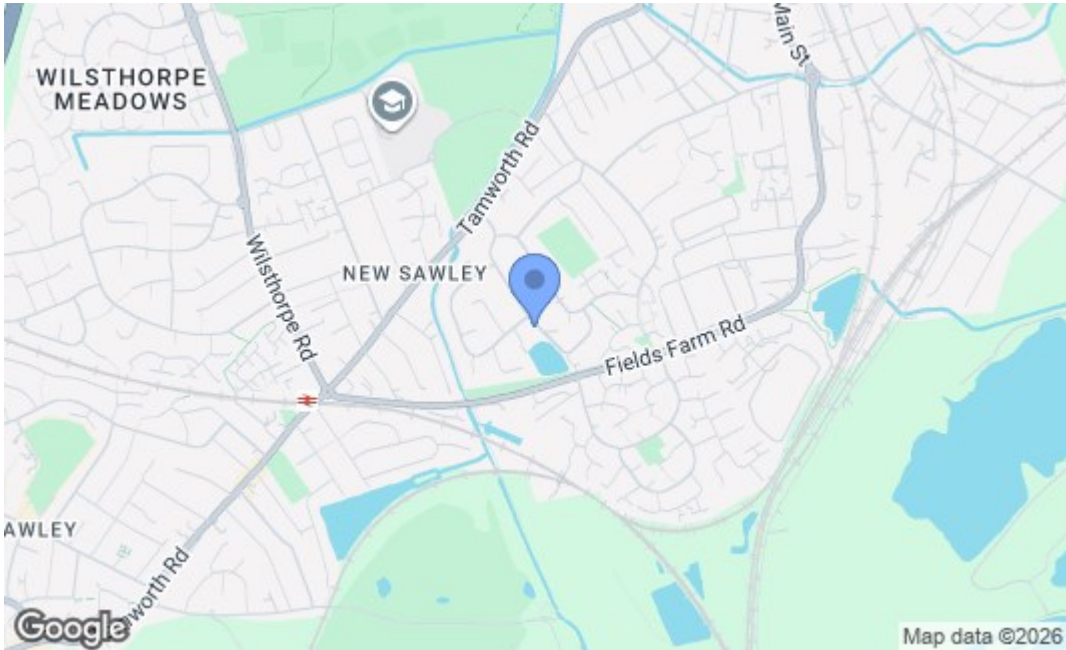
Other Material Issues – No



Robert Ellis  
ESTATE AGENTS  
GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, walls, rooms and any other parts are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given in their operation or otherwise and the plan is made with reference to the plan.



| Energy Efficiency Rating                                        |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very energy efficient - lower running costs                     |         |           |
| (92 plus) A                                                     |         |           |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       |         | 75        |
| (55-68) D                                                       | 56      |           |
| (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.