



Cleveland Avenue
Long Eaton Nottingham

Cleveland Avenue Long Eaton Nottingham NG10 2BT

for sale
£340,000



Property Description

Beautifully appointed three double bedroom Victorian semi-detached house with a wealth of character and charm, found close to local amenities and transport links as well as being within walking distance of Long Eaton town centre. With gas central heating and double glazing (newly installed double glazing to rear). The accommodation briefly comprises: - Entrance hall, lounge with log burning stove, separate dining room with feature open fire opening onto fitted kitchen with integrated appliances, utility and ground floor w.c. To the first floor are three double bedrooms and the family bathroom. To the rear is a private enclosed garden with a summerhouse which is insulated and has power. The property has been recently refurbished with new carpeting to stairs and front bedroom, new flooring to stairs and landing, new flooring to kitchen and newly installed double glazing to the rear.

Location

Located in the popular residential town of Long Eaton, close to a wide range of local schools, shops and parks, Long Eaton town centre is within walking distance where supermarkets and healthcare facilities can be found, there are fantastic transport links including nearby bus stops and easy access to major road links such as the M1, A50 and A52.

Entrance Hallway

Composite front door, tiled flooring, newly carpeted stairs to the first floor, radiator and ceiling light.

Lounge

13' x 11' 9" (3.96m x 3.58m)
UPVC double glazed bay window to the front, laminate flooring, radiator, log burner and ceiling light

Dining Room

13' x 12' 3" (3.96m x 3.73m)
UPVC double glazed windows to the side and rear, laminate flooring, open fireplace, radiator and ceiling light, opening to:-

Kitchen

15' 1" x 8' 2" (4.60m x 2.49m)
UPVC double glazed window to the side, newly installed flooring, wall, base and drawer units with work surfaces over, Belfast sink, integrated electric oven, gas hob with extractor fan over, integrated fridge freezer and spotlights.

Utility Room

3' 6" x 8' 9" (1.07m x 2.67m)
Composite rear door, tiled flooring, space for a washing machine and spotlights.

Ground Floor Wc

4' 4" x 2' 5" (1.32m x 0.74m)
Double glazed window to the side, tiled flooring, low flush w.c., top mounted sink and spotlights.

First Floor Landing

Carpeted flooring and ceiling light.

Bedroom One

8' 3" x 14' 8" (2.51m x 4.47m)
UPVC double glazed window to the rear, carpeted flooring, radiator and ceiling light.

Bedroom Two

12' 5" x 10' 2" (3.78m x 3.10m)
UPVC double glazed window to the rear, radiator, carpeted flooring and ceiling light.

Bedroom Three

11' 9" x 12' 7" (3.58m x 3.84m)
double glazed window to the front, newly carpeted flooring, radiator and ceiling light.

Bathroom

Obscure wooden single glazed window to the side, tiled flooring, low flush w.c., pedestal wash hand basin, bath with mixer tap and shower over, heated towel rail and spotlights.

Outside

There is side access to the rear garden where there is a lawned garden having a patio area and a summerhouse.

Summerhouse

The summerhouse is insulated and has power and French doors.

Agent Notes

Please note that an £80 AML fee covers the cost of carrying out the required identity and anti-money laundering checks when an offer has been accepted. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.









Total floor area 116.9 m² (1,258 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Ashley Adams on

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Property Ref: MEL205761 - 0003

Tenure: Freehold EPC Rating: E Council Tax Band: B

view this property online ashleyadams.co.uk/Property/MEL205761



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