Robert Ellis

look no further...

Rugeley Avenue,
Long Eaton, Nottingham
NG10 2EU

O/O £280,000 Freehold

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A TWO BEDROOM DETACHED BUNGALOW IN A QUIET CUL-DE-SAC WITH OFF STREET PARKING, GARAGE AND ENCLOSED, PRIVATE GARDEN TO THE REAR BEING SOLD WITH NO UPWARD CHAIN

Robert Ellis are delighted to bring to the market this well presented, spacious and versatile property ideally suited for a range of buyers, the property benefits from gas central heating and double glazing and is constructed of brick to the external elevations. The property sits on a larger than average plot due to the current vendor purchasing additional land. An internal viewing is highly recommended to appreciate the property and location on offer.

The property sits on a quiet corner of a cul-de-sac with large driveway to the left hand side, leading to a covered car port and access to the rear garden. The sellers previous bought a garage at the rear, so there are actually two driveways! The property briefly comprises of an entrance porch, bay fronted lounge, fully fitted kitchen, shower room, two bedrooms, one bedroom currently being used as a second lounge and a glass roofed conservatory. Outside there is a small lawned garden to the front with ample off street parking and to the rear, a larger than average enclosed garden with patio area, lawn, mature trees and shrubs, wooden storage shed, summerhouse and access into the garage.

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 a short drive away where supermarkets, retail outlets and healthcare facilities can be found, there are fantastic nearby transport links including bus stops and easy access to major road links such as the AM1, A52 and A50 with Long Eaton train station and East Midlands Airport a short drive away.

Porch
5'6" x 3'7" approx (1.7m x 1.1m approx)
UPVC double glazed front door, laminate flooring and ceiling light.

Inner Hallway
3'3" x 10'5" approx (1m x 3.2m approx)
Laminate flooring, built-in storage cupboard, loft access hatch and ceiling light.

Lounge/ Dining Room
18'0" x 11'1" approx (5.49m x 3.38m approx)
UPVC double glazed window to the front, laminate flooring, radiator, gas fire and ceiling light.

Breakfast Kitchen
9'8" x 9'1" approx (2.97m x 2.79m approx)
UPVC double glazed window to the front, UPVC double glazed door to the side, wall, base and drawer units with work surfaces over, inset sink and drainer, LVT flooring, electric oven, gas hob and extractor fan over, integrated fridge freezer and dishwasher, radiator and ceiling light.

Bedroom One
16'6" x 11'1" approx (5.05m x 3.38m approx)
UPVC double glazed sliding doors to the conservatory, laminate flooring, sliding mirrored fitted wardrobes, electric fire and ceiling light.

Bedroom Two
8'5" x 13'3" approx (2.57m x 4.04m approx)
UPVC double glazed window to the rear, carpeted flooring, fitted wardrobes and ceiling light.

Shower Room
5'2" x 6'7" approx (1.60m x 2.01m approx)
Obscure UPVC double glazed window to the side, LVT flooring, heated towel rail, double enclosed shower unit, low flush w.c., top mounted sink and ceiling light, extractor fan over shower.

Conservatory
9'6" x 10'0" approx (2.90m x 3.07m approx)
UPVC double glazed windows to the rear with glass pitched roof, UPVC double glazed sliding doors, tiled flooring, underfloor heating and ceiling light with fan.

Car Port
A covered car port to the side of the property

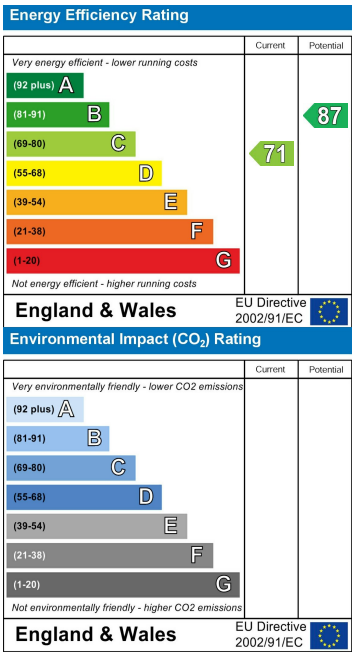
Garage
16'5" x 9'10" approx (5.02 x 3m approx)
Concrete sectional garage with up and over door to the front.

Outside
There is a lawned garden to the front with off street parking. To the rear there is a lawned garden with patio area, mature trees and shrubs and access to the garage.

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.
8539AMJG

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
Broadband Speed - Standard 15mbps Superfast 74mbps Ultrafast 1800mbps
Phone Signal – EE, 02, Three, Vodafone
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



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.

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