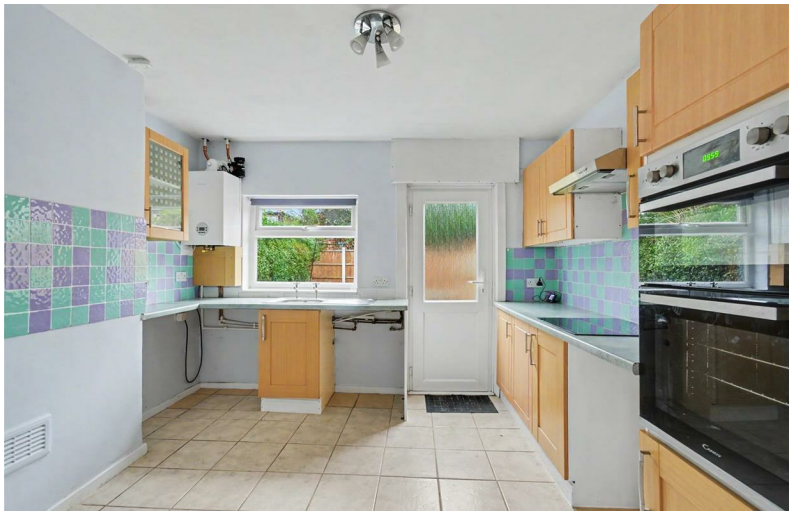
Robert Ellis

look no further...







Florence Avenue,
Long Eaton, Nottingham
NG10 2BE

£160,000 Freehold

0115 946 1818

/robertellisestateagent @robertellisea



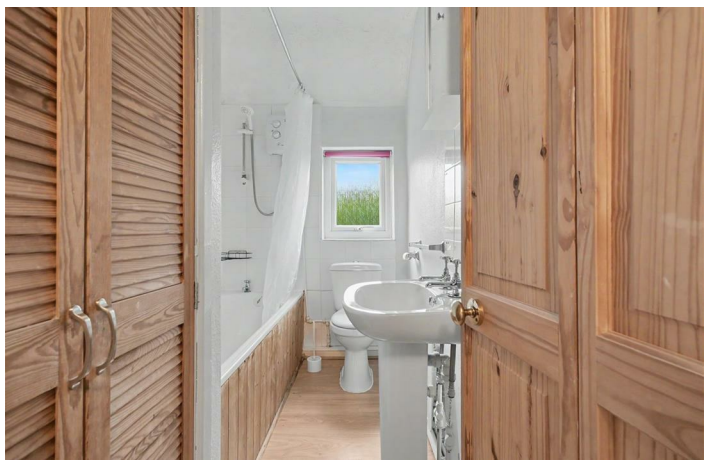
AN IDEAL FIRST TIME BUY; A TWO DOUBLE BEDROOM MID HOME BEING SOLD WITH NO UPWARD CHAIN

Robert Ellis are pleased to bring to the market this well-presented two double bedroom mid-terraced property, situated on Florence Avenue in Long Eaton and being sold with no upward chain. Ready to move into, the property would make an ideal first-time purchase, offering well-proportioned accommodation, plenty of storage and the benefit of gas central heating and UPVC double glazing throughout. Outside, there is off-road parking to the front and an enclosed rear garden.

The accommodation comprises a lounge leading through to an open-plan kitchen diner, providing a practical and sociable living space. To the first floor are two good-sized double bedrooms and a bathroom fitted with an electric shower over the bath. The property benefits from UPVC double glazing throughout, gas central heating and plenty of useful storage, making it a comfortable and convenient home ready for its next owner to move straight into.

The property is within walking distance of the Asda, Tesco, Lidl and Aldi stores and numerous other retail outlets provided by Long Eaton town centre, there are excellent schools for all ages which include The Grange infant and primary schools which is within walking distance of the house, there are health care and sports facilities which include the West Park Leisure Centre on the other side of Long Eaton with the adjoining playing field and park and the excellent transport links include J25 of the M1, East Midlands Airport, stations at Beeston, Long Eaton and East Midlands Parkway and there is the A52 and other main roads all of which provide good access to Nottingham, Derby and other East Midlands towns and cities.





Entrance Hall
3'1" x 7'1" approx (0.95m x 2.18m approx)
UPVC double glazed door to the front, stairs to the first floor, radiator, laminate flooring, ceiling light and door to:

Lounge
10'3" x 12'4" approx (3.14m x 3.78m approx)
UPVC double glazed window to the front, wood laminate flooring, ceiling light, double radiator, TV and telephone points, fireplace surround with tiled hearth, door to:

Kitchen Diner
13'1" x 11'2" approx (3.99m x 3.42m approx)
UPVC double glazed window and UPVC panel and double glazed door to the rear, tiled flooring, ceiling light, radiator, door to the understairs cupboard and a store. The kitchen consists of wall, drawer and base units to three walls with laminate roll edged work surface and tiled splashback, integral oven and grill with a four ring ceramic hob and extractor above, wall mounted combi boiler, inset stainless steel sink and drainer, space for an under-counter washing machine, tumble dryer and fridge freezer.

Kitchen Store
2'1" x 5'7" approx (0.66m x 1.72m approx)

Understairs Cupboard
2'9" x 5'2" approx (0.85m x 1.6m approx)

First Floor Landing
5'5" x 9'6" approx (1.66m x 2.92m approx)
Carpeted flooring, ceiling light and doors to:

Bedroom 1
14'2" x 12'4" approx (4.34m x 3.76m approx)
Two UPVC double glazed windows to the front, carpeted flooring, radiator, ceiling light, large built-in storage cupboard/wardrobe.

Bedroom 2
7'9" x 11'3" approx (2.38m x 3.44m approx)
UPVC double glazed window to the rear, carpeted flooring, radiator, ceiling light and telephone point.

Bathroom
5'5" x 8'5" approx (1.66m x 2.58m approx)
Obscure UPVC double glazed window to the rear, laminate flooring, built-in storage cupboard, panelled bath with electric shower above, low flush w.c., pedestal wash hand basin and chrome towel radiator, vanity unit with tiled splashbacks.

Airing/Storage Cupboard
2'5" x 2'5" approx (0.74m x 0.74m approx)

Outhouse and W.C
2'9" x 4'1" and 4'3" x 2'7" (0.85 x 1.25 and 1.3 x 0.79)
Brick built storage cupboards and outdoor W.C.

Outside
To the front of the property there is off road parking giving access via a metal shared gate to the left hand side.

To the rear there is a low maintenance garden which is fully enclosed with fencing, patio area and artificial lawn having access to a store and gate to the left providing access to the front, courtesy lighting.

Directions
Proceed out of Long Eaton along Nottingham Road and take the first left into Norfolk Road, right into Lansdown Grove and left into Florence Avenue where the property can be found on the right.
9604JG

Agents Notes
There are AI generated photos on this property.

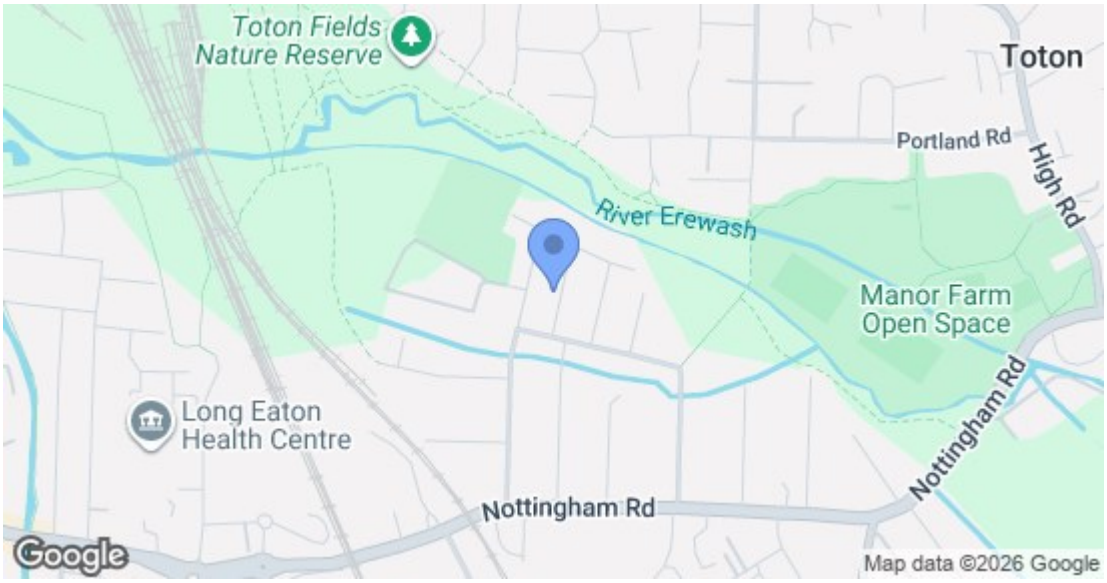
Council Tax
Erewash Borough Council Band A

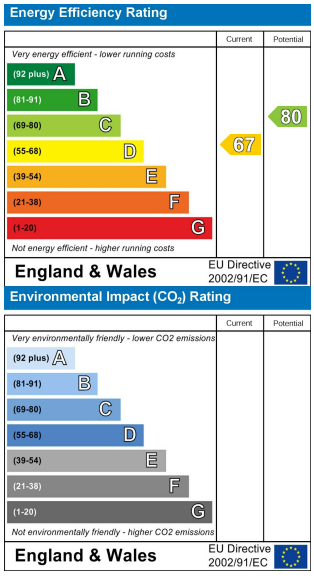
Additional Information
Electricity – Mains supply
Water – Mains supply
Heating – Gas central heating
Septic Tank – No
Broadband – BT, Sky, Virgin
Broadband Speed - Standard 16mbps Superfast 80mbps Ultrafast 1800mbps
Phone Signal – EE, Three, 02, Vodafone
Sewage – Mains supply
Flood Risk – No flooding in the past 5 years
Flood Defenses – No
Non-Standard Construction – No
Any Legal Restrictions – No
Other Material Issues – No











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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