



Ground Floor



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12 Rydal Avenue, Long Eaton, NOTTINGHAM, NG10 4ED

Asking Price Of £215,000



Two bedroom semi detached bungalow located in Long Eaton, NOTTINGHAM

No upwards chain and vacant possession, a two bedroom semi detached bungalow with ramp for wheelchair access, benefits from gas central heating, UPVC double glazing, garage and driveway.



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ESTATE AGENTS, VALUERS AND AUCTIONEERS

## Property Description

For sale with no upwards chain and vacant possession, situated in a cul de sac location in a popular residential area of Long Eaton, a two bedroom semi detached bungalow offering good sized driveway, tandem garage, gas central heating and double glazing. This property offers wheelchair access via ramp to main front door and all doors have been widened professionally to allow access (other than bedroom two).

Low maintenance garden to the rear is also easy to access, along with the garage. The property is spacious and ready to move into with stylish wet room, newly fitted boiler and offers ample off street parking.

The property is close to a wide range of local schools, shops and parks, Long Eaton town centre is within walking distance where further shops, 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 to both Nottingham and Derby with local train stations and East Midlands Airport just around the corner.



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**LIVING ROOM:** 17' 0" x 10' 5" (5.19m x 3.19m) Double glazed uPVC window to the front, carpet, radiator, brick surround fireplace.

**KITCHEN:** 8' 5" x 10' 11" (2.59m x 3.33m) Double glazed uPVC window and door to side, wall and base units, sink and drainer, electric oven, gas hob, space for fridge freezer, newly fitted wall mounted boiler with 10 year warranty, plumbing for washing machine.

**BEDROOM ONE:** 10' 5" x 12' 4" (3.20m x 3.76m) Double glazed uPVC window to the rear, carpet, radiator.

**BEDROOM TWO:** 7' 10" x 8' 5" (2.41m x 2.59m) Double glazed uPVC window to the rear, carpet, radiator.

**WET ROOM:** 5' 4" x 6' 1" (1.64m x 1.87m) Double glazed uPVC window to the side, radiator, WC, wash hand basin, electric shower.

**GARAGE:** 8' 2" x 23' 11" (2.49m x 7.31m) Detached garage with up and over door and side entrance door, there are also electrical points and lights.

**OUTSIDE:** To the front of the property is a gate to access the driveway and detached garage, a ramp provides wheelchair access to the main front door, with gated access to the rear down the side of the property. The rear enclosed garden is low maintenance with metal storage shed.

**TENURE:** Freehold.

**VIEWINGS:** Strictly by appointment only via Wallace Jones estate agents.

