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82 Dovedale Avenue, Long Eaton, Nottingham, NG10 3HU

Asking Price Of £225,000



**Three bedroom Semi Detached House located in Long Eaton, Nottingham**

Three bed semi detached house requiring updating and modernising offered with vacant possession and no upward chain. Comprises hall, living room, kitchen, two double bedrooms and one single, bathroom/ WC. Off road parking, integral single garage, large garden. Convenient for shops, local primary school, West Park, leisure centre and railway station.





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### Property Description

PLEASE READ: PROSPECTIVE BUYERS MUST BE MADE AWARE THAT GRANT OF REPRESENTATION IS BEING APPLIED FOR THEREFORE NO SALE CAN COMPLETE BEFORE 22 WEEKS.

PLEASE ALSO NOTE GARDEN IS CURRENTLY OVERGROWN, CLEAR PHOTOS ARE TO SHOW EXACT SIZE OF PLOT.

HALLWAY: Solid front door, casement window, stairs to first floor, glazed partition with sliding door.

LIVING ROOM: 17' 7" x 11' 11" (5.38m x 3.65m) Casement window, wall mounted gas fire (not working), TV point, glazed internal window, door to:-

KITCHEN: 12' 4" x 8' 3" (3.78m x 2.52m) Inset twin bowl sink unit with mixer taps, matching base and eye level units, four ring electric hob, separate oven, tiled breakfast bar, casement window, Upvc double glazed side door.



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LANDING: Access to roof void, store compartment, airing cupboard with lagged cylinder.

BEDROOM 1: 14' 5" x 11' 10" (4.41m x 3.63, narrowing to 2.72 m) Secondary double glazed window.

BEDROOM 2: 13' 9" x 7' 8" (4.21m x 2.35m) Casement window.

BEDROOM 3: 11' 3" x 8' 3" (3.45m x 2.52m) Casement Window.

BATHROOM/WC: White three piece suite comprising panelled bath, wash hand basin, low level WC, part tiled walls, casement window.

INTEGRAL GARAGE: 16' 11" x 8' 2" (5.17m x 2.49 min m) Up and over door, side door, gas and electric meters.

OUTSIDE: The property is set back from the main road, being approached via shared drive. To side elevation is access to large rear garden area.

TENURE: Freehold.

VIEWINGS: Strictly by appointment with Wallace Jones Estate Agents.

