



College Street,
Long Eaton, Nottingham
NG10 4GE

Price Guide £220-230,000
Freehold



THIS IS A SPACIOUS THREE DOUBLE BEDROOM SEMI DETACHED PROPERTY SITUATED ON THE OUTSKIRTS OF LONG EATON BEING SOLD WITH NO UPWARD CHAIN!

Being located on College Street, this three bedroom property provides a lovely home that will suit a whole range of buyers, from people buying their first property through to a family who is looking for a three bedroom house which is close to all the local amenities and facilities provided by the area. For all that is included to be appreciated, we recommend that interested parties do take a full inspection so they can see the whole property for themselves. As people will see when they visit the property, the owners have retained many original features such as the Minton tile floor in the hallway and coving, with the current owner fitting new carpet through-out ready for the new owners to move straight in! The property is also being sold with the benefit of no upward chain!

The property stands back from College Street behind a walled front boundary, with the front door leading into the spacious accommodation which derives all the benefits of gas central heating system and double glazing, with the front of the property having newly installed anthracite grey flush UPVC windows. In brief the accommodation includes a reception hall which has a staircase, with doors to the lounge at the front of the house and the dining/sitting room that in turn leads through to the large kitchen which has integrated cooking appliances and is perfect for someone to put their own stamp on. To the first floor the large open landing leads to the three double bedrooms and there is then a separate bathroom/w.c. Outside there is a utility room and the garden to the rear and these have been designed and landscaped to keep maintenance to a minimum with large slabbed patio areas that provide ideal places for owners and friends to enjoy outdoor living during the summer months and the garden is kept private by having walls and fencing to the boundaries.

The property is well placed for easy access to the centre of Long Eaton where there are Asda, Tesco and Aldi superstores and many other retail outlets with there being a Co-op convenience store on College Street, schools for all ages are within easy walking distance, healthcare and sports facilities including the West Park Leisure Centre and adjoining playing fields are also within easy reach and the excellent transport links include J25 of the M1, East Midlands Airport, stations at Long Eaton and Eats Midlands Parkway and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.



Reception Hall

16'3 x 3'6 approx (4.95m x 1.07m approx)

The light and airy reception hall has a new composite front door with glass panel above allowing light to flood in, original Minton tile flooring, ceiling light, radiator with original coving and decorative archway. The hallway leads to the lounge, dining room and stairs to the first floor.

Lounge

11'3 x 12'9 approx (3.43m x 3.89m approx)

The front reception room has a new anthracite grey UPVC double glazed window to the front elevation, newly fitted grey carpeted flooring, ceiling light, original coving, fireplace mantle with black hearth and surround.

Dining Room

13'2 x 11'6 approx (4.01m x 3.51m approx)

The dining room/second reception room has a UPVC double glazed window overlooking the rear garden, newly fitted grey carpeted flooring, ceiling light, radiator and feature fireplace

Kitchen

9'9 x 9'6 approx (2.97m x 2.90m approx)

The kitchen has a UPVC double glazed window to the side elevation and a UPVC back door opening to the rear garden, laminate flooring, ceiling light, radiator and coving with door to the under-stairs cupboard. The kitchen has a mix of wall and base units with rolled edge laminate worktop, splash-back tiles, integrated oven, four ring gas hob and extractor.

Utility

5'1 x 9'4 approx (1.55m x 2.84m approx)

The utility room has a UPVC door and UPVC double glazed window overlooking the rear garden, ceiling light, units and worktops for storage with space and plumbing for washing machine, space for tumble drier and houses the boiler.

First Floor Landing

20' x 5'3 approx (6.10m x 1.60m approx)

The first floor landing has newly fitted grey carpet, ceiling light, radiator, loft hatch with doors off to the three double bedrooms and bathroom.

Bathroom

7 x 6'1 approx (2.13m x 1.85m approx)

The family bathroom has a UPVC double glazed obscure window to the side elevation, vinyl flooring, ceiling spotlights and ceiling light, chrome towel radiator, low flush W/C, freestanding sink, bath with mains fed shower above with splash back tiling.

Bedroom 1

14'9 x 12'9 approx (4.50m x 3.89m approx)

The master bedroom which is a double has a newly fitted flush UPVC double glazed window to the front, new grey carpeted flooring, ceiling light, radiator and TV point.

Bedroom 2

13'9 x 9'1 approx (4.19m x 2.77m approx)

The second bedroom which is a double has a UPVC double glazed window to the rear, new grey carpeted flooring, ceiling light, and radiator.

Bedroom 3

7'6 x 9'3 approx (2.29m x 2.82m approx)

The third bedroom which is a double has a UPVC double glazed window to the rear, new grey carpeted flooring, ceiling light, radiator and TV point.

Outside

Directions

Proceed out of Long Eaton along Derby Road and at the bend turn right into College Street and the property can be found some way down on the left hand side.

8035JG

Council Tax

Erewash Borough Council Band B

Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky

Broadband Speed - Standard 14mpbs Superfast 43mbps Ultrafast 1000mbps

Phone Signal – 02

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

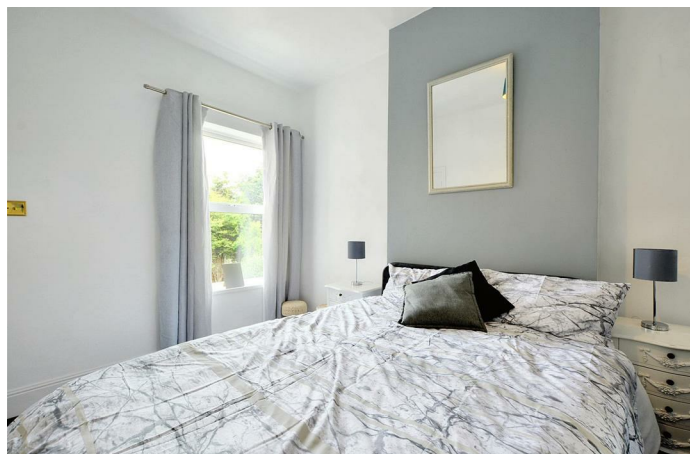
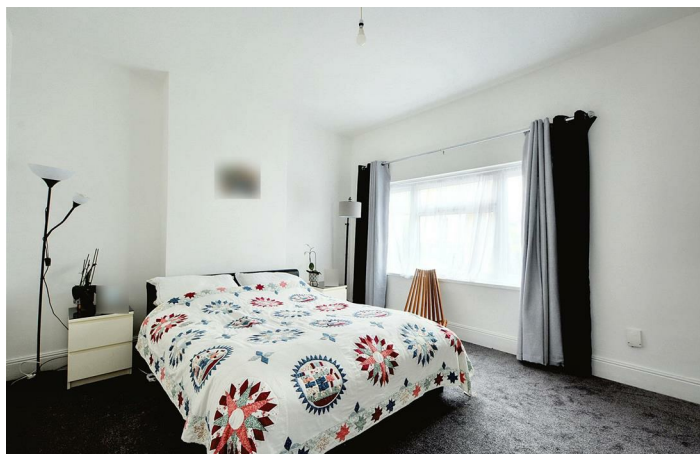
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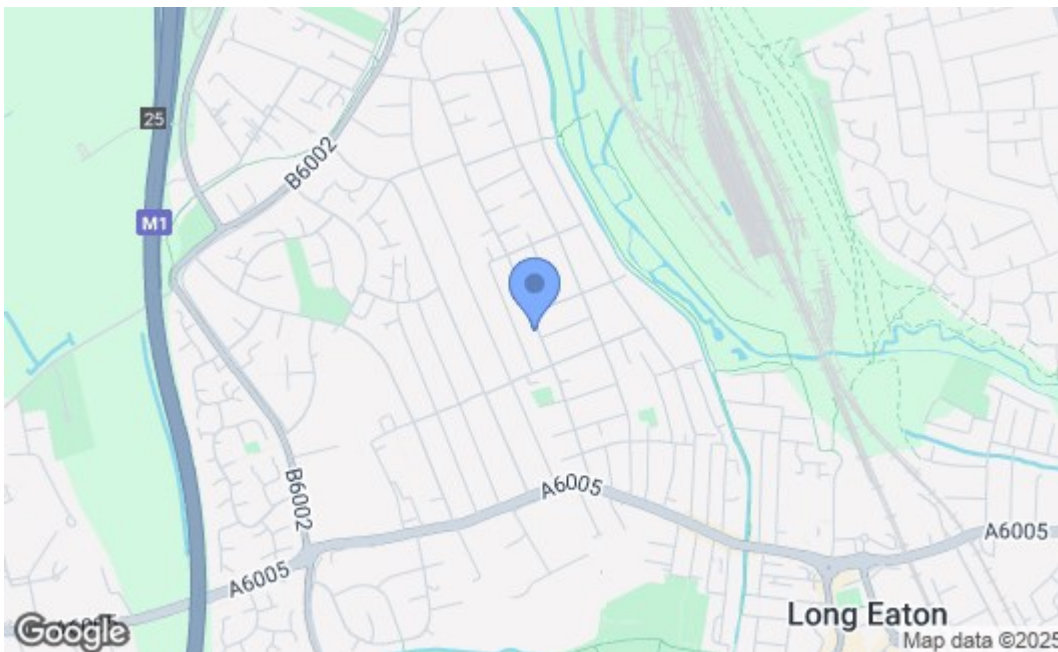
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Robert Ellis
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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.