



College Street,
Long Eaton, Nottingham
NG10 4GT

£195,000 Freehold

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/robertellisestateagent



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A THREE BEDROOM SEMI DETACHED HOUSE OFFERING SPACIOUS ACCOMMODATION IN THIS SOUGHT AFTER LOCATION.

Robert Ellis are pleased to offer to the market this three bedroom semi detached home situated on College Street. Offering off road parking to the front of the property and being bay fronted, this property really needs to be viewed. There is a kitchen diner to the rear of the property that provides access to a lean to that overlooks the rear garden. The rear garden is a great size and makes this property ideal for a first time buyer or home mover. To the first floor there are three bedrooms and a shower room.

The property is constructed of brick to the external elevation all under a tiled roof and rendered finish to the front. In brief the accommodation comprises entrance lobby, bay front living room, dining kitchen, garden room, ground floor w.c. and boiler house. To the first floor there are three bedrooms and bathroom. Gated driveway to the front providing ample off road parking and secure gated access to the larger than average enclosed garden at the rear.

The property is within easy reach of the centre of Long Eaton where there area Asda, Tesco and Aldi stores as well as many other retail outlets, there are convenience stores on College Street, healthcare and sports facilities which includes the West Park Leisure Centre and adjoining playing field, schools for all ages are within easy reach and the excellent transport links include J25 of the M1, East Midlands Airport, stations at Long Eaton and East Midlands Parkway and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.



Entrance Hall

Side entrance door, stairs to the first floor and doors to:

Lounge

13'6 x 11'8 approx (4.11m x 3.56m approx)

Double glazed bay window to the front, gas fire, hearth and mantle, radiator.

Kitchen

With a range of matching wall and base units with worksurfaces over, inset sink and drainer, window to the rear, radiator, integrated dishwasher, integrated electric oven, four ring gas hob and extractor over, part tiled walls, tiled flooring and understairs storage. Door to:

Lean-to

7'1 x 7'7 approx (2.16m x 2.31m approx)

Windows to the rear, door to the rear, storage cupboard and door to:

Ground Floor w.c.

Having a low flush w.c.

First Floor Landing

Access hatch and doors to:

Bedroom 1

8'3 x 11'9 approx (2.51m x 3.58m approx)

Double glazed window to the front and a radiator.

Bedroom 2

8'6 x 8'9 approx (2.59m x 2.67m approx)

Double glazed window to the rear, built-in wardrobes and a radiator.

Bedroom 3

8'8 x 4'3 approx (2.64m x 1.30m approx)

Double glazed window to the front and a radiator.

Shower Room

Low flush w.c., pedestal wash hand basin, single shower cubicle with spa controls, double glazed window to the rear and part tiled walls.

Outside

To the front of the property there is a driveway and

pathway leading to the side entrance door.

The rear garden is laid mainly to lawn with fencing to the boundaries.

Directions

Proceed out of Long Eaton along Derby Road and at the bend turn right into College Street. Continue for some distance and the property can be found as identified by our for sale board on the right hand side.

8158AMCO

Council Tax

Erewash Borough Council Band A

Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband –

Broadband Speed - Standard mbps Superfast mbps

Ultrafast mbps

Phone Signal –

Sewage – Mains supply

Flood Risk – No, surface water

Flood Defenses – No

Non-Standard Construction – No

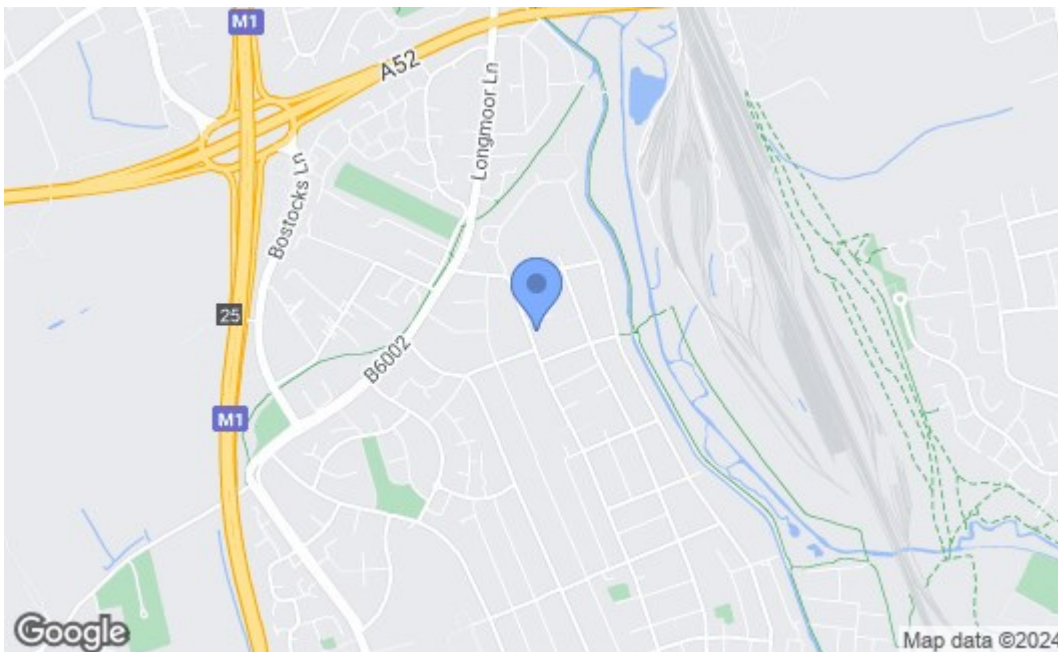
Any Legal Restrictions – No

Other Material Issues – No





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix C2024



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		54	
(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.