



Collingwood Road,  
Long Eaton, Nottingham  
NG10 1DU

**£195,000 Freehold**



THIS IS A THREE BEDROOM MID TERRACE HOUSE SITUATED IN THIS MOST POPULAR LOCATION, CLOSE TO EXCELLENT LOCAL SCHOOLS AND MANY OTHER AMENITIES AND FACILITIES BEING SOLD WITH NO UPWARD CHAIN!

Robert Ellis are delighted to bring to the market this deceptively spacious, traditional three bedroom mid terrace property. It provides a lovely home which we feel will suit a whole range of buyers, from those buying their first property to people who might require three bedrooms and are looking for a house that is close to excellent local schools and is accessible to the town centre. The property is being sold with the benefit of NO UPWARD CHAIN and for the size and quality of the accommodation provided and privacy of the rear garden to be appreciated, we recommend they take a full inspection so they can see all that is included in this lovely home for themselves.

The property is constructed of brick to the external elevation all under a pitched tiled roof and derives the modern benefits of gas central heating and double glazing throughout. The property offers modern touches and in brief the accommodation comprises of an entrance hall with ground floor w.c. off, spacious lounge and a newly fitted modern dining kitchen with access to a storage cupboard and french doors to the garden. To the first floor there are three bedrooms and the modern fitted family bathroom. Outside the property has curb appeal with the new composite front door and front garden. To the rear there is a low maintenance garden with a delightful patio and lawn with sleeper built borders, hard standing for a shed. There is a wooden built covered area directly outside the french doors, perfect for al-fresco living. access to the rear where there is off street parking. Outside the gardens at both the front and rear have been designed and landscaped to keep maintenance to a minimum and at the side of the property there is a car parking space. An early internal viewing is highly recommended to fully appreciate the space, size and finish on offer.

The property is within easy reach of the centre of Long Eaton where there are Asda, Tesco and Aldi stores as well as many other retail outlets, there is an infant and junior school across the road from the property with The Long Eaton school being only a few minutes walk away, there are healthcare and sports facilities which includes the West Park Leisure Centre and adjoining playing fields and the excellent transport links include junctions 24 and 25 of the M1, East Midlands Airport which can be reached by the Skylink bus that takes you to Castle Donington and the Airport, there are 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

6'5" x 18'0" approx (1.98 x 5.5 approx)

Anthracite grey composite door to the front, with inset diamond shaped frosted glass, laminate flooring, coving, recessed ceiling spotlights, understairs area for storage, large inbuilt cupboard, with doors off to the lounge, downstairs cloaks w.c, kitchen diner and stairs to the first floor

### Downstairs W.C

5'6" x 2'7" approx (1.7 x 0.8 approx)

UPVC double glazed frosted window to the front, chrome towel radiator, low flush w.c, recessed ceiling spotlights, storage below the basin sink, splash back tile behind.

### Lounge

13'3" x 11'3" approx (4.06m x 3.43m approx)

UPVC double glazed window to the front, laminate flooring, two wall lights and ceiling light, TV point, gas fireplace with marble style surround, coving.

### Kitchen Diner

17'7" x 11'10" approx (5.38 x 3.61 approx)

UPVC double glazed French doors opening to the rear garden and UPVC double glazed window to the rear garden, tile flooring, recessed ceiling spotlights, radiator. The kitchen consists of contemporary cream wall, base and drawer units to three walls, with white brick-style splash-back tiling, a matching corner large pantry cupboard, ideal for storage. Space for ashing machine, in-built dishwasher, microwave and self cleaning oven, space for large standing fridge freezer.

### First Floor Landing

8'2" x 13'1" approx (2.5 x 4 approx)

With ceiling light, three storage cupboards, coving, access to the loft via a loft hatch, with doors off for the three bedrooms and bathroom.

### Bedroom One

10'5" x 14'7" approx (3.18m x 4.45m approx)

UPVC double glazed window to the front elevation, carpeted flooring, ceiling light, radiator.

### Bedroom Two

8'7" x 13'5" approx (2.64m x 4.09m approx)

UPVC double glazed window to the rear elevation, carpeted flooring, ceiling light, radiator.

### Bedroom Three

7'6" x 9'1" approx (2.3 x 2.77 approx)

UPVC double glazed window to the front elevation, carpeted flooring, ceiling light, radiator.

### Bathroom

8'4" x 6'7" approx (2.55 x 2.03 approx)

A contemporary and newly fitted family bathroom with UPVC double glazed frosted window to the rear, tile flooring, recessed ceiling spotlights, with extractor above the shower. Chrome towel radiator, splash-back tiling to the ceiling. Low flush w.c, pedestal sink, with bath with modern waterfall tap and mains fed rain shower above the bath with hand-held shower. A contemporary and newly fitted family bathroom

### Outside

Outside the gardens at both the front and rear have been designed and landscaped to keep maintenance to a minimum and directly outside the property, there is a covered area and gates providing off road parking, if required.

### Council Tax

Erewash Council Tax Band A

### Directions

Proceed out of Long Eaton along Tamworth Road passing the fire station on the right hand side. Take the left hand turning into Nelson Street which then turns into Collingwood Road.  
8282JG

### Agents Notes - Additional Information

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank : No

Broadband: BT, Sky, Virgin

Broadband Speed: Standard 20mbps Ultrafast 1000mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding

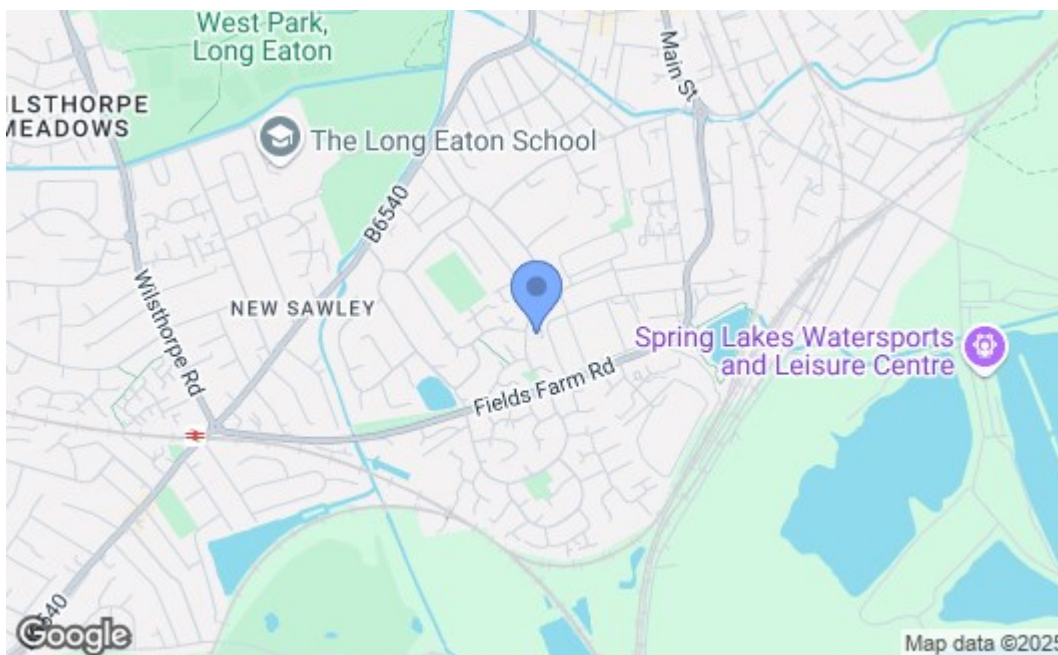
Flood Defences: No

Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B		75	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
<b>England &amp; Wales</b>		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.