



Collingwood Road,  
Long Eaton, Nottingham  
NG10 1DR

**£234,950 Freehold**



A WELL PRESENTED AND SPACIOUS, THREE BEDROOM SEMI-DETACHED HOUSE WITH OFF STREET PARKING, GARAGE AND ENCLOSED REAR GARDEN, BEING SOLD WITH THE BENEFIT OF NO ONWARD CHAIN.

Robert Ellis are pleased to bring to the market this fantastic example of a three bedroom semi-detached house, perfect for a wide range of buyers including first time buyers, families and people who are looking to downsize alike. The property is constructed of brick to the external elevations and benefits double glazing and gas central heating throughout. An internal viewing is highly recommended to appreciate the property and location on offer.

In brief, the property comprises an entrance hallway with an under stair storage cupboard, an open plan lounge/diner with a window overlooking the front and French doors leading to the rear and a kitchen with space for appliances. To the first floor, the landing leads to three generous bedrooms all of which benefit from fitted wardrobes and a four piece family bathroom suite. To the front, the property has ample off street parking via a pressed concrete driveway with access through double doors into the concrete section garage that has power and lighting. To the rear there is an enclosed garden with a patio area, turf and mature flower beds.

Located in the popular residential town of Long Eaton, close to a wide range of local schools, shops and parks. The property is within walking distance to Long Eaton town centre where there are further shops, supermarkets and healthcare facilities. There are fantastic transport links such as nearby bus stops and easy access to major road links including the M1, A50 and A52 to both Nottingham and Derby with East Midlands Airport being just a short drive away.



### Entrance Hall

Composite front door, laminate flooring, under stairs storage cupboard, radiator, wallpapered ceiling, ceiling light.

### Kitchen

12'0 x 9'4 x 4'2 (3.66m x 2.84m x 1.27m)

uPVC double glazed window overlooking the rear, uPVC double glazed door leading to the rear, vinyl flooring, fitted cupboard space, space for fridge, space for freezer, space for washing machine, freestanding cooker, painted plaster ceiling, ceiling light.

### Lounge/Diner

10'4 x 8'3 x 23'9 (3.15m x 2.51m x 7.24m)

uPVC double glazed window overlooking the front and uPVC double glazed French doors overlooking and leading to the rear garden, original varnished floorboards, radiator, gas fire, wallpapered ceiling, ceiling light.

### First Floor Landing

uPVC double glazed patterned window overlooking the side, carpeted flooring, loft hatch with pull down ladders, painted plaster ceiling, ceiling light.

### Bedroom One

11'7 x 9'0 (3.53m x 2.74m)

uPVC double glazed window overlooking the rear, fitted wardrobes, carpeted flooring, radiator, wallpapered ceiling, ceiling light.

### Bedroom Two

10'8 x 8'0 (3.25m x 2.44m)

uPVC double glazed window overlooking the front, carpeted flooring, fitted wardrobes, radiator, wallpapered ceiling, ceiling light.

### Bedroom Three

6'2 x 6'1 (1.88m x 1.85m)

uPVC double glazed window overlooking the front, carpeted flooring, fitted wardrobes, radiator, wallpapered ceiling, ceiling light.

### Family Bathroom

7'6 x 9'0 (2.29m x 2.74m)

uPVC double glazed patterned window overlooking the

rear, vinyl flooring, bath, WC, top mounted sink, single enclosed shower unit, heated towel rail, painted plaster ceiling, spotlights.

### Outside

To the front of the property there is ample off street parking via a pressed concrete driveway and access through double doors, with power and lighting. To the rear, there is an enclosed rear garden with a patio area, turf and mature flower beds.

### 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.

8283RS

### Council Tax

Erewash Borough Council Band

### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, SKY AND VIRGIN

Broadband Speed - Standard 13 mbps

Superfast 40 mbps

Ultrafast 1000 mbps

Phone Signal – O2, EE, THREE AND VODAFONE

Sewage – Mains supply

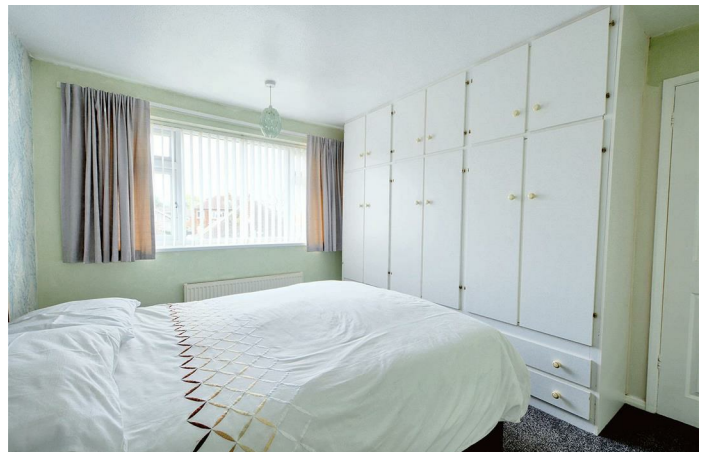
Flood Risk – No, surface water

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No



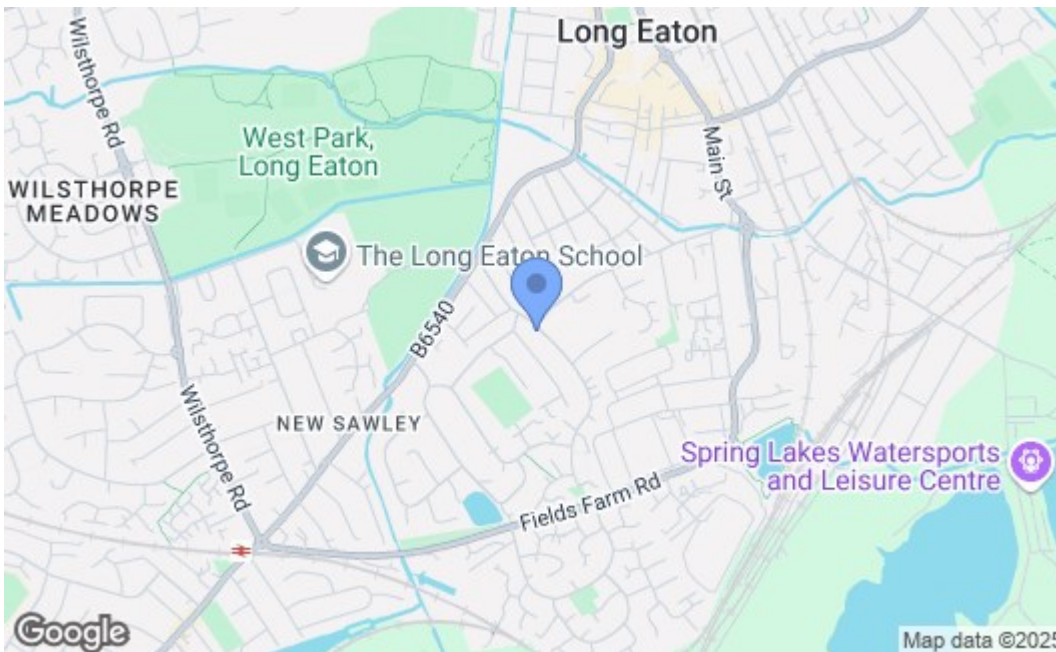
GROUND FLOOR  
532 sq.ft. (49.4 sq.m.) approx.



1ST FLOOR  
395 sq.ft. (36.7 sq.m.) approx.



TOTAL FLOOR AREA: 928 sq.ft. (86.0 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the figures contained here, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(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	

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