



Collingwood Road,
Long Eaton, Nottingham
NG10 1DU

O/O £195,000 Freehold



A THREE BEDROOM MID PROPERTY OFFERING FOR SALE WITH NO UPWARD CHAIN.

Robert Ellis are delighted to offer to the market this three bedroom town house set within this popular part of Long Eaton on Collingwood Road. The property is being offered with the benefit of NO UPWARD CHAIN and offers deceptively spacious accommodation and an internal inspection is highly recommended. The property is situated within a cul-de-sac which provides a quiet location for any prospective purchaser. A few key benefits of this property include the three bedrooms, ground floor w.c. and kitchen which stretches in excess of 17ft.

The property is situated in a popular residential location and an internal inspection is highly recommended to appreciate the size and space on offer. Internal accommodation briefly comprises of a porch, hallway, ground floor w.c., lounge and kitchen diner to the ground floor. To the first floor, there are three bedrooms and a family bathroom.

The property is within easy reach of the centre of Long Eaton where there are Asda, Tesco, Lidl 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.



Porch

Double glazed door to the front, tiled flooring and door to:

Hallway

Double glazed door to the front, laminate flooring, stairs to the first floor, radiator and storage cupboard.

Ground Floor w.c.

Double glazed window to the front, storage heater, low flush w.c. and vanity wash hand basin.

Lounge

13'3 x 11'5 approx (4.04m x 3.48m approx)

Double glazed window to the front, laminate flooring and a radiator.

Dining Kitchen

17'9 x 9'9 approx (5.41m x 2.97m approx)

Matching wall and base units with work surfaces over, inset sink and drainer, integrated dishwasher and washing machine, double glazed window and French doors to the rear, integrated electric oven, four ring gas hob and extractor hood over, radiator and built-in storage cupboard.

First Floor Landing

Loft access hatch, doors to:

Bedroom 1

13'3 x 12'8 approx (4.04m x 3.86m approx)

Double glazed window to the front and a radiator.

Bedroom 2

11'1 x 13'9 approx (3.38m x 4.19m approx)

Double glazed window to the rear and a radiator.

Bedroom 3

8'8 x 8'7 approx (2.64m x 2.62m approx)

Double glazed window to the front and a radiator.

Bathroom

Double glazed window to the rear, tiled panelled bath, low flush w.c., vanity wash hand basin, part tiled walls, spotlights, extractor fan.

Outside

To the front of the property there is astroturf with a gated and fenced entrance.

The rear garden has a low maintenance garden with storage and enclosed with panelled fencing.

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 and the property can be found as identified by our for sale board.

8415AMCO

Council Tax

Erewash Borough Council Band A

Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky

Broadband Speed - Standard 12mbps Superfast 32mbps

Ultrafast 1000mbps

Phone Signal – 02, Vodafone, Three, EE

Sewage – Mains supply

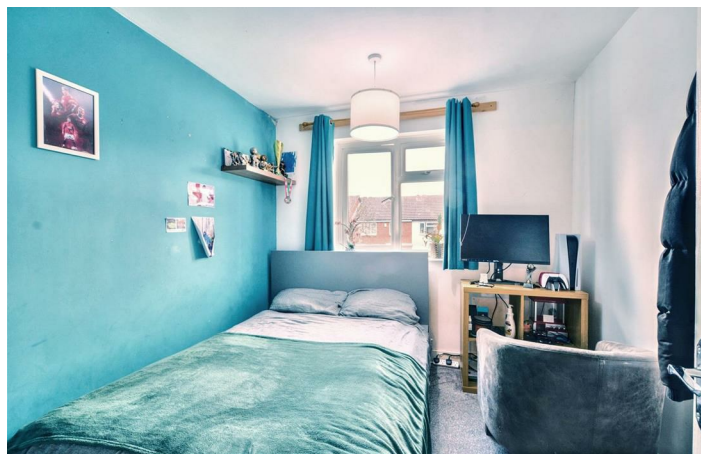
Flood Risk – No, surface water medium

Flood Defenses – No

Non-Standard Construction – No

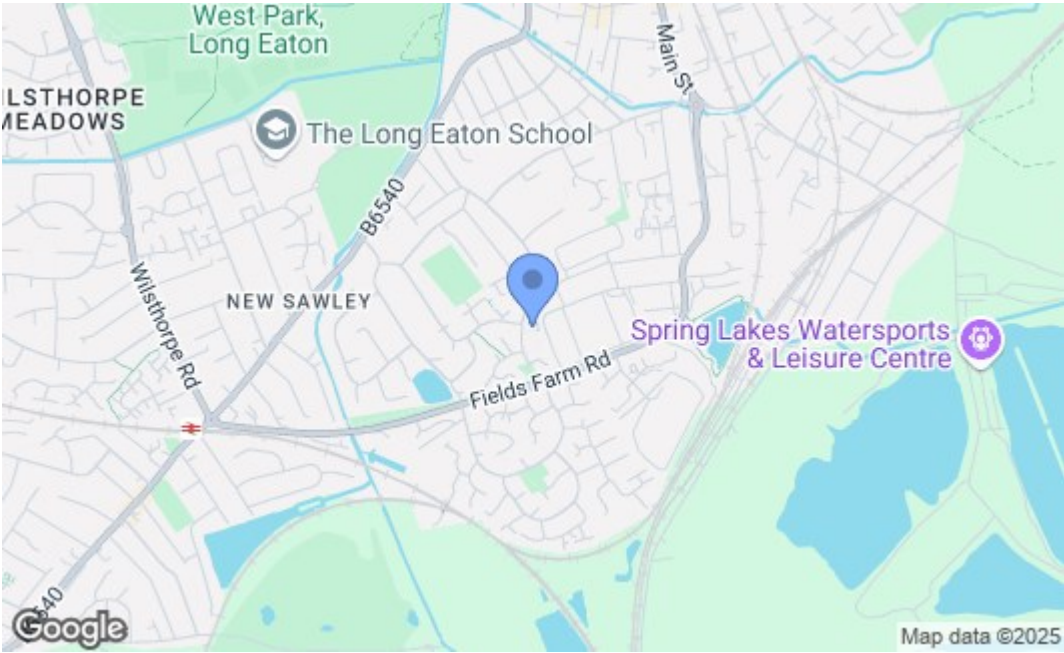
Any Legal Restrictions – No

Other Material Issues – No





Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of areas, volumes, capacity and floor levels are approximate and no responsibility is accepted for any error or omission. The services, systems and appliances shown here are not guaranteed and no guarantee is given for the condition of the property or the quality of the work.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B	78	
(69-80) C		
(55-68) D		
(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.