



College Street,  
Long Eaton, Nottingham  
NG10 4GE

**Price Guide £170-180,000**  
**Freehold**



A TWO BEDROOM SEMI DETACHED HOUSE SELLING WITH THE BENEFIT OF NO UPWARD CHAIN.

Robert Ellis are delighted to offer for sale a semi detached property on College Street. Ideally positioned within Long Eaton, College Street is a great central point for access to the town centre and Sandiacre as well as the M1, A52 and also is approximately two miles away from Sawley Train Station. The property is ideal for anyone wanting a to put some cosmetic love into their home. Boasting two reception rooms along with two bedrooms and a bathroom on the first floor, this could be exactly what you've been looking for.

The property is part double glazed and offers a great space throughout with accommodation in brief comprising of an entrance hall, two reception rooms with the lounge to the front. The kitchen is set off the dining room and also provides access to the rear garden. To the first floor, there are two bedrooms. To the rear of the upstairs, there is a good sized bathroom.

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 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

Double glazed door to the side, stairs to the first floor, doors to the lounge and dining room.

### Lounge

12'2 max x 12'5 approx (3.71m max x 3.78m approx)  
Double glazed window to the front, radiator and coving to the ceiling.

### Dining Room

12'10 x 12'1 approx (3.91m x 3.68m approx)  
Double glazed windows to the side and rear, radiator, storage cupboard, open fire (not tested).

### Kitchen

15'1 x 7'1 approx (4.60m x 2.16m approx)  
Door to the rear, two double glazed windows to the rear, wall and base units with work surfaces over, inset stainless steel sink and drainer, space for a Range cooker, extractor over, space for a fridge freezer and plumbing for a washing machine.

### First Floor Landing

With doors to:

### Bedroom 1

12'2 x 12'3 plus recess approx (3.71m x 3.73m plus recess approx)  
Double glazed window to the front, radiator and wooden flooring.

### Bedroom 2

12'10 x 9'3 approx (3.91m x 2.82m approx)  
Double glazed window to the rear, radiator and feature fireplace.

### Bathroom

Three piece suite comprising of a bath, low flush w.c., circular wash hand basin, part tiled walls and chrome heated towel rail.

### Outside

The rear garden is laid mainly to lawn, patio area and 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.  
8380AMCO

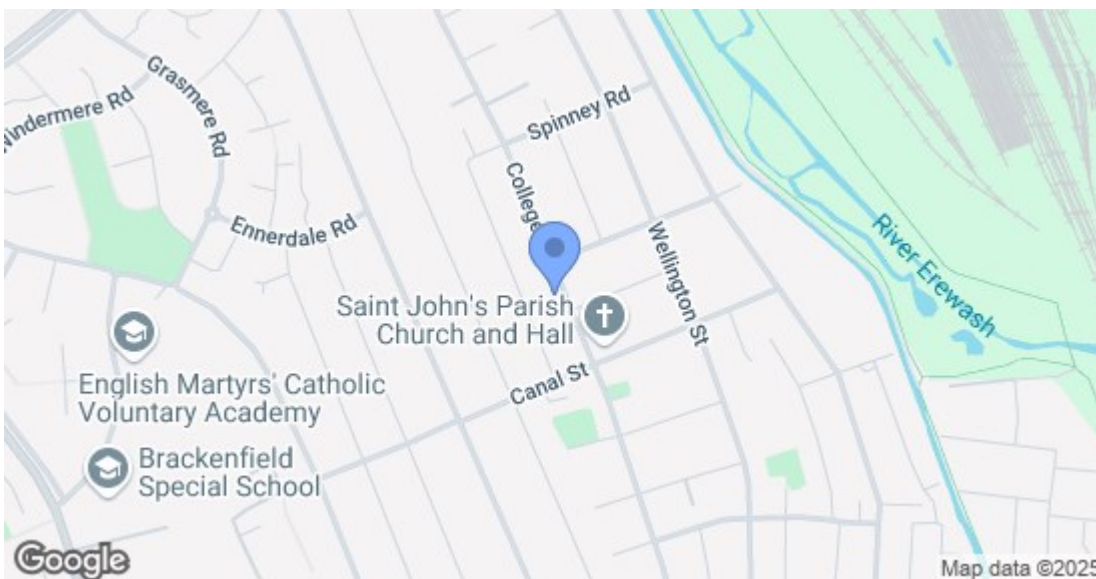
### Council Tax

Erewash Borough Council Band A

### Additional Information

Electricity – Mains supply  
Water – Mains supply  
Heating – Gas central heating  
Septic Tank – No  
Broadband – BT, Sky, Virgin  
Broadband Speed - Standard 14mbps Superfast 80mbps Ultrafast 1000mbps  
Phone Signal – Vodafone, Three, 02, EE  
Sewage – Mains supply  
Flood Risk – No, surface water very low  
Flood Defenses – 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			78
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		49	
(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.