

Robert Ellis

look no further...



College Street,
Long Eaton, Nottingham
NG10 4GF

£249,950 Freehold

0115 946 1818



/robertellisestateagent



@robertellisea

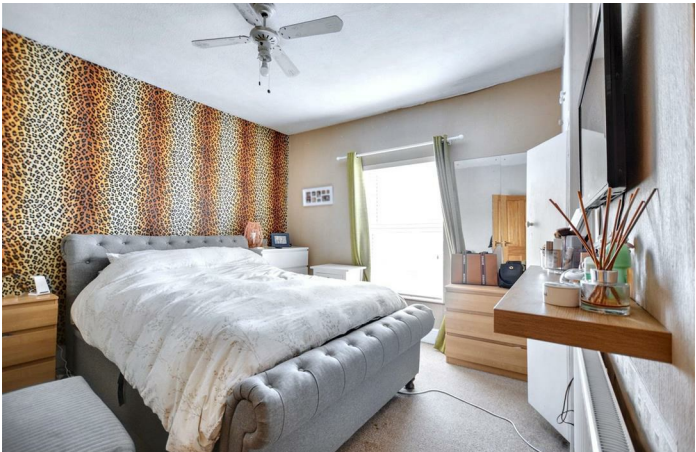


A WELL PRESENTED AND SPACIOUS, THREE BEDROOM SEMI-DETACHED HOUSE WITH TWO RECEPTION ROOMS AND AN ENCLOSED REAR GARDEN, PERFECT FOR A WIDE RANGE OF BUYERS.

Robert Ellis are pleased to bring to the market this fantastic example of a three bedroom semi-detached house. The property is constructed of brick to the external elevations and benefits double glazing and gas central heating throughout and is perfect for a wide range of buyers and within walking distance to the town centre. An internal viewing is highly recommended to appreciate the property and location on offer.

In brief, the property comprises an entrance hall, lounge, dining room and kitchen with integrated appliances. To the first floor, the landing leads to three generous sized bedrooms and a three piece family bathroom suite. To the front, there is a small low maintenance garden which is set back from the pavement via a brick wall with access to the rear through a wooden gate. To the rear, there is a large enclosed garden with a patio area, turf, outdoor outhouse and wooden summerhouse.

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 from Long Eaton town centre where further shops, supermarkets and healthcare facilities can be found. There are fantastic transport links including nearby bus stops and easy access to major road links such as the M1, A50 and A52 to both Nottingham and Derby with East Midlands Airport and local train stations being just a short drive away.



Entrance Hall

uPVC double glazed front door, laminate flooring, painted plaster ceiling, ceiling light.

Lounge

11'8 x 12'5 (3.56m x 3.78m)

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

Dining Room

12'5 x 12'8 (3.78m x 3.86m)

uPVC double glazed window overlooking the rear, laminate flooring, built in storage cupboard, log burner, painted plaster ceiling, ceiling light.

Kitchen

15'4 x 7'3 (4.67m x 2.21m)

uPVC double glazed window overlooking the side and uPVC double glazed door leading to the side, vinyl flooring, ceramic sink, space for washing machine, space for tumble dryer, integrated dishwasher, gas hob and overhead extractor fan, integrated electric oven and microwave, integrated fridge/freezer, painted plaster ceiling, spotlights.

First Floor Landing

Carpeted flooring, loft access, radiator, painted plaster ceiling, ceiling light.

Bedroom One

12'5 x 11'8 (3.78m x 3.56m)

uPVC double glazed window overlooking the front, built in storage cupboard, fitted wardrobes, carpeted flooring, radiator, painted plaster ceiling, ceiling light.

Bedroom Two

7'5 x 15'4 (2.26m x 4.67m)

uPVC double glazed windows overlooking the side and the rear, carpeted flooring, storage cupboard, radiator, wallpapered ceiling, ceiling light.

Bedroom Three

8'6 x 7'0 (2.59m x 2.13m)

uPVC double glazed window overlooking the rear, carpeted flooring, radiator, feature fireplace, painted plaster ceiling, ceiling light.

Family Bathroom

5'0 x 8'5 (1.52m x 2.57m)

uPVC double glazed patterned window overlooking the side, vinyl flooring, WC, pedestal sink, bath with shower over the bath, radiator, painted plaster ceiling, ceiling light.

Outside

To the front, there is a small low maintenance garden and brick wall setting the property back from the pavement with a wooden gate leading to the rear. To the rear, there is a large and enclosed garden with a patio area, brick storage outhouse, turf and wooden summerhouse.

Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT AND SKY

Broadband Speed -

Standard 11 mbps

Superfast 76 mbps

Ultrafast 1800 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

Directions

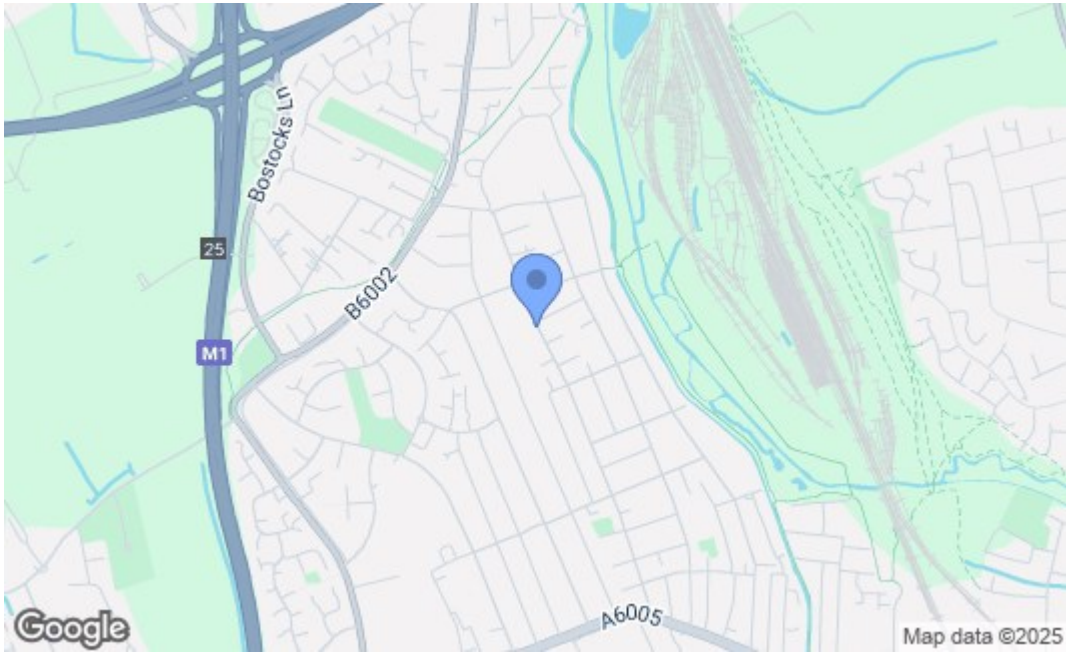
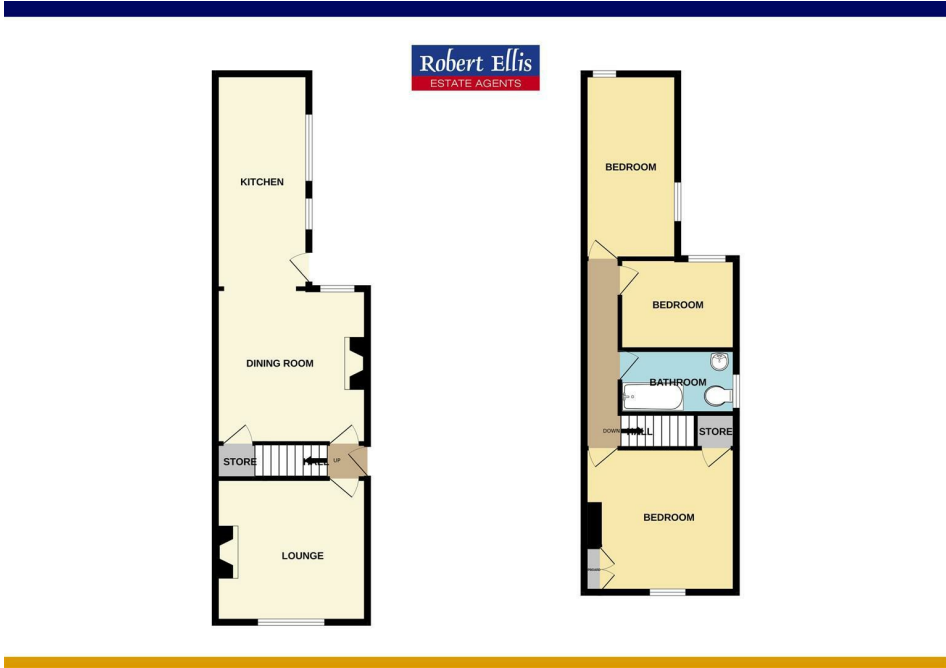
Proceed out of Long Eaton along Derby Road and at the bend turn right into College Street and the property can be found on the left.

8495RS

Council Tax

Erewash Borough Council Band A





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	61	
(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.