

Robert Ellis

look no further...



College Street,
Long Eaton, Nottingham
NG10 4NP

£198,500 Freehold

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THIS IS A THREE BEDROOM VICTORIAN SEMI DETACHED PROPERTY WHICH IS WELL PLACED FOR EASY ACCESS TO ALL THE AMENITIES AND FACILITIES PROVIDED BY LONG EATON AND THE SURROUNDING AREA.

Being located on College Street, this traditional three bedroom semi detached property provides a lovely home which is ready for immediate occupation. The property is being sold with the benefit of NO UPWARD CHAIN and the light and airy accommodation derives the benefits of having gas central heating and double glazing. For the size of the accommodation and privacy of the rear garden to be appreciated, we recommend that interested parties 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 elevations under a pitched tiled roof and the well proportioned accommodation includes a lounge which has quality laminate flooring that extends through into the separate dining/sitting room, the kitchen is fitted with wall and base Shaker style units and has integrated cooking appliances and there is a fully tiled bathroom with a mains flow shower system over the bath. To the first floor the landing leads to the three good size bedrooms, all of which have carpeted flooring. Outside there is a walled, easily maintained garden area at the front, a path runs along the right hand side through a gate to the rear garden where there is a slabbed area with steps leading to a slate chipped bed, an astroturf lawn, there is a decked area at the bottom of the garden, a wooden shed will remain at the property when it is sold and there is fencing to the boundaries.

There is a Co-op convenience store opposite the property with further shopping facilities being found in Long Eaton town centre where there are Asda, Tesco, Lidl and Aldi stores as well as many other retail outlets, there are excellent schools for all ages within easy reach, healthcare and sports facilities including the West Park Leisure Centre and adjoining playing fields, walks in the nearby open countryside 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.



UPVC front door with inset opaque glazed panel and a double glazed panel above leading to:

Lounge/Sitting Room

11'9" x 11' approx (3.58m x 3.35m approx)

Double glazed window with fitted blind to the front, feature coal effect gas fire set in an Adam style surround with a marble inset and hearth, radiator and quality laminate flooring which extends across the whole of the ground floor living accommodation.

Dining/Sitting Room

15'3" to 12' x 11'9" approx (4.65m to 3.66m x 3.58m approx)

Double glazed window with fitted blind to the rear, quality laminate flooring, decorative housing on chimney breast, radiator, cornice to the wall and ceiling, recessed lighting to the ceiling, stairs leading to the first floor, understairs storage cupboard where the electricity meter is housed in a fitted cupboard, there is a wall mounted electric consumer unit, laminate flooring and a light is provided in the understairs cupboard.

Kitchen

12'3" x 6'9" approx (3.73m x 2.06m approx)

The well fitted kitchen has cream Shaker style units with brushed stainless steel fittings and includes a stainless steel sink with a mixer tap set in a work surface with cupboards, drawers and spaces for an automatic washing machine and dishwasher or tumble dryer below, four ring gas hob set in a second work surface with a Hotpoint oven, cupboards and drawers beneath, matching eye level wall cupboards, Baxi wall mounted boiler, hood over the cooking area, tiling to the walls by the work surface areas and tiled flooring, space for an upright fridge/freezer, double glazed window with blind to the side, opaque double glazed door leading out to the rear garden and recessed lighting to the ceiling.

Bathroom

The bathroom is fully tiled and has a white suite including a panelled bath with chrome hand rails and a mains flow shower over, tiling to three walls and a protective glazed screen, low flush w.c. and a pedestal wash hand basin, tiled flooring, opaque double glazed window and an extractor fan.

First Floor Landing

The stairs and landing areas have carpeted flooring, there is a hatch to the loft and doors to:

Bedroom 1

11'9" x 10'9" approx (3.58m x 3.28m approx)

Double glazed window with a chrome curtain rail above to the front, radiator, cornice to the wall and ceiling and carpeted flooring.

Bedroom 2

11'9" plus recess x 8'8" approx (3.58m plus recess x 2.64m approx)

Double glazed window to the rear with a wooden curtain rail

above, cornice to the wall and ceiling, radiator, recess with a hanging rail and carpeted flooring.

Bedroom 3

8'8" x 6'9" approx (2.64m x 2.06m approx)

Double glazed window to the rear with a curtain rail over, cornice to the wall and ceiling, radiator and carpeted flooring.

Outside

At the front of the property there is a planted pebbled area and an established lilac plant and yuka tree, walls to the front and side boundaries with a gate and path leading to the front door. To the right hand side of the house there is a path which leads through a gate to the rear garden.

At the rear there is a slabbed area with steps to a slate chipped path, an astroturf lawn and at the bottom of the garden there is a decked area providing a lovely space to sit and enjoy outside living, there is a raised bed with trellis to two sides, fencing to the rear and side boundaries and an outside light and external water supply is provided.

Shed

7' x 5' approx (2.13m x 1.52m approx)

At the rear of the house there is a wooden shed which has a pitched roof, a door to the front and is positioned on a slabbed base.

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 right as identified by our for sale board.

8551AMMP

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 1800mbps

Phone Signal – EE, 02, Three, Vodafone

Sewage – Mains supply

Flood Risk – No, surface water low

Flood Defenses – No

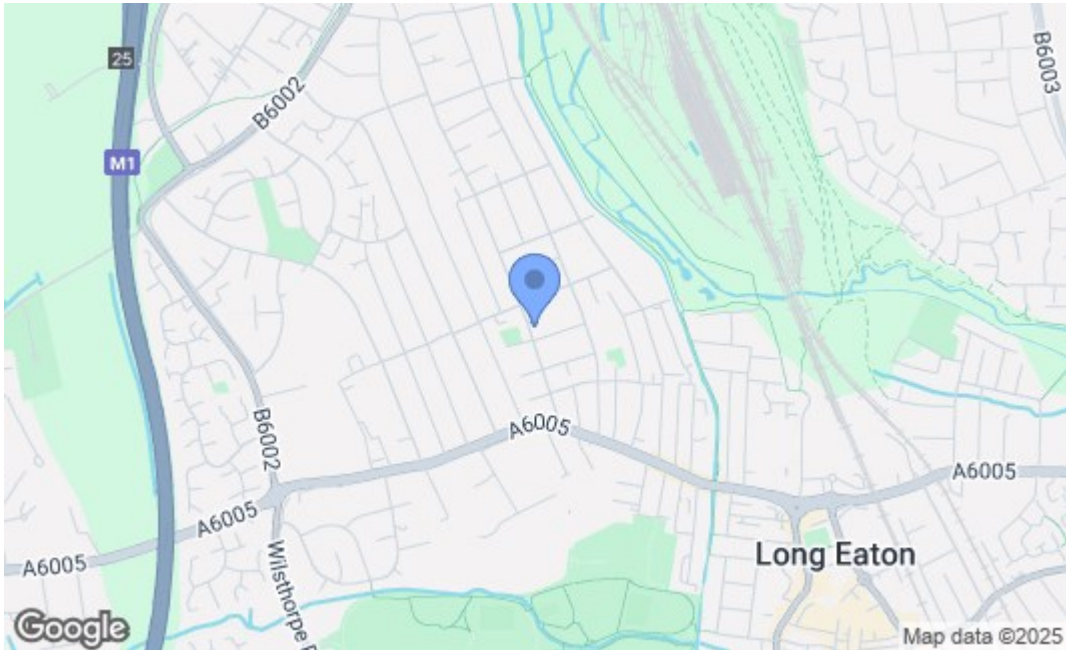
Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No



Robert Ellis
ESTATE AGENTS



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(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.