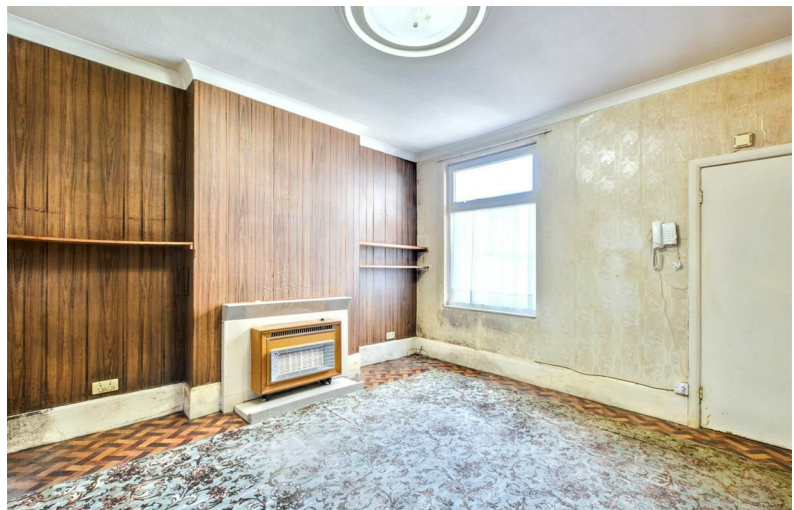


Robert Ellis

look no further...



College Street,
Long Eaton, Nottingham
NG10 4GE

£195,000 Freehold

0115 946 1818



/robertellisestateagent



@robertellisea



THIS IS A THREE DOUBLE BEDROOM VICTORIAN SEMI DETACHED HOUSE IN NEED OF A FULL UPGRADE AND REFURBISHMENT PROGRAMME.

Being located on College Street, this Victorian semi detached property could be refurbished to create a lovely home which would suit the requirements of a whole range of buyers, from a first time buyer through to a family looking for a three bedroom house close to all the local amenities and facilities provided by the area. We are looking for a property investor or developer to purchase this property due to its current condition or somebody with a substantial deposit who knows what is involved with improving the house. We are happy to arrange a viewing for suitable buyers so they can see the size of the accommodation and length of the rear garden for themselves and this can be organised by contacting the Long Eaton office of Robert Ellis.

The property stands back from the road with a walled area at the front and is constructed of brick to the external elevations under a pitched tiled roof. Being entered through the front door, the accommodation includes a reception hall, lounge, separate dining room, rear hall and kitchen which could be extended into the two outbuildings at the rear. To the first floor the landing leads to the three double bedrooms and fully tiled bathroom which currently has a shower over the bath. Outside there is a walled area at the front, a path runs down the left hand side and at the rear there is a long mainly lawned garden with a garage at the bottom which is accessed from William Street.

The property is within easy reach of 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 which includes the West Park Leisure Centre and adjoining playing fields and the 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.



Porch

Open porch with a Minton tiled floor and a UPVC front door with inset leaded opaque glazed panel to:

Reception Hall

Stairs with hand rail leading to the first floor, tiled flooring, cornice to the wall and ceiling and plaster archway and original boarded doors leading to the two reception rooms.

Lounge

15' x 12'6 approx (4.57m x 3.81m approx)

Double glazed bay window to the front, three burner Windsor style gas fire (not tested) set in a tiled surround with hearth, cornice to the wall and ceiling and a central light rose.

Dining Room

12'8 x 12'6 approx (3.86m x 3.81m approx)

Double glazed window to the rear, four burner gas fire (not tested) set in a tiled surround with hearth and a wood panelled door leading to:

Rear Hall

Half opaque double glazed door leading out to the side and tiled flooring which extends into the kitchen.

Kitchen

9'5 x 8'9 approx (2.87m x 2.67m approx)

The kitchen is basically fitted with a double drainer stainless steel sink with cupboards and two drawers beneath, space for an upright gas cooker, work surface with space for an automatic washing machine below, L shaped work surface with double cupboard, two drawers and space for a fridge and freezer below, eye level wall cupboards to two walls, panelling to the walls, double glazed window to the side, tiled flooring and an understairs pantry cupboard with shelving and the electricity meter and fuse box are housed in the understairs cupboard.

First Floor Landing

The balustrade continues from the stairs onto the landing, original double cupboard with drawer below and doors to:

Bedroom 1

15'8 x 11'8 approx (4.78m x 3.56m approx)

Two double glazed windows to the front and a tiled fire surround with hearth.

Bedroom 2

12'8 x 9'5 approx (3.86m x 2.87m approx)

Double glazed window to the rear and a wall mounted storage heater (not tested).

Bedroom 3

9'1 x 11'6 approx (2.77m x 3.51m approx)

Double glazed window to the rear, a storage heater (not tested) and a copper tank enclosed in a fitted cupboard.

Bathroom

The bathroom is fully tiled and has a white suite including a panelled bath with chrome hand rail and a Triton shower over, pedestal wash hand basin with a double mirrored cabinet above and a low flush w.c., storage heater (not tested), opaque double glazed window and hatch to the loft.

Outside

At the front of the property there is a walled slabbed area and a path runs down the left hand side of the house through a gate to the rear garden.

At the rear there is a slabbed area to the side of the house and a path leads to the bottom of the garden with there being a long lawn with a wall to the left hand boundary and a fence to the right hand side and at the bottom of the garden there is a detached asbestos garage which is accessed from William Street.

Outside Store

There is an integral outside store which as with the outside w.c. could easily be incorporated into the kitchen.

Outside w.c.

Having a low flush w.c. (not tested) and an outside cold water tap.

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 hand side.

8519AMMP

Council Tax

Erewash Borough Council Band C

Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Electric

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 16mbps Superfast 74mbps Ultrafast 1800mbps

Phone Signal – EE, O2, Three, Vodafone

Sewage – Mains supply

Flood Risk – No, surface water very low

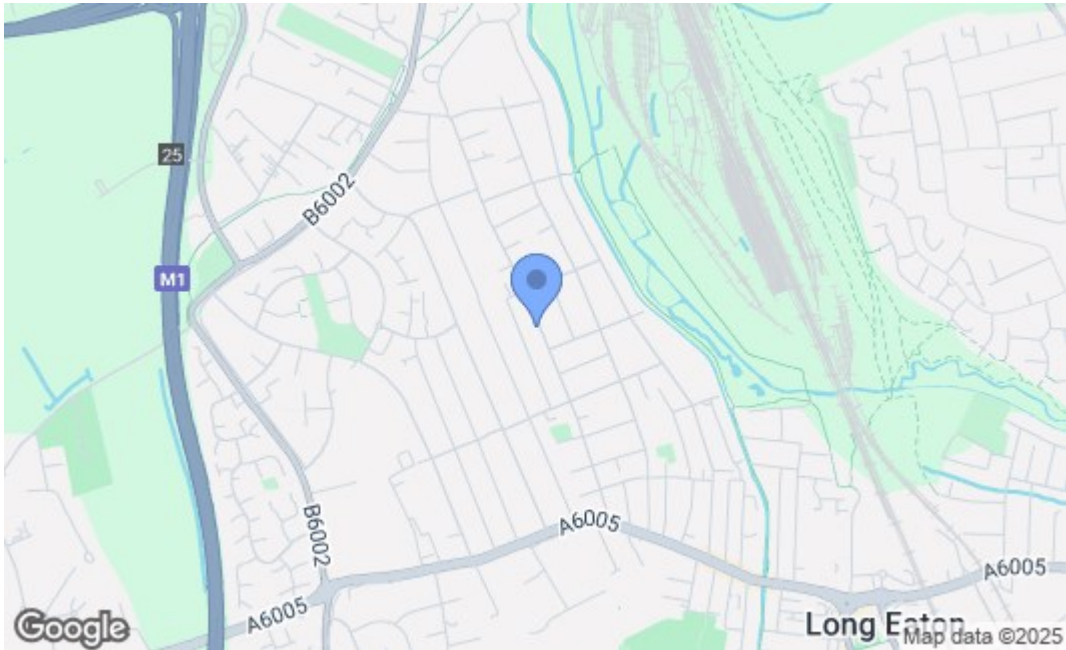
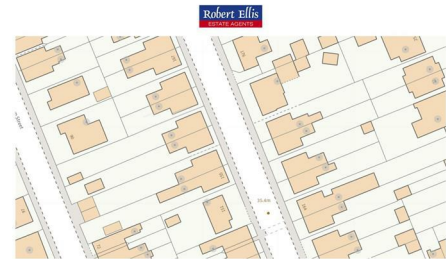
Flood Defenses – No

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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		73
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		
		19
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.