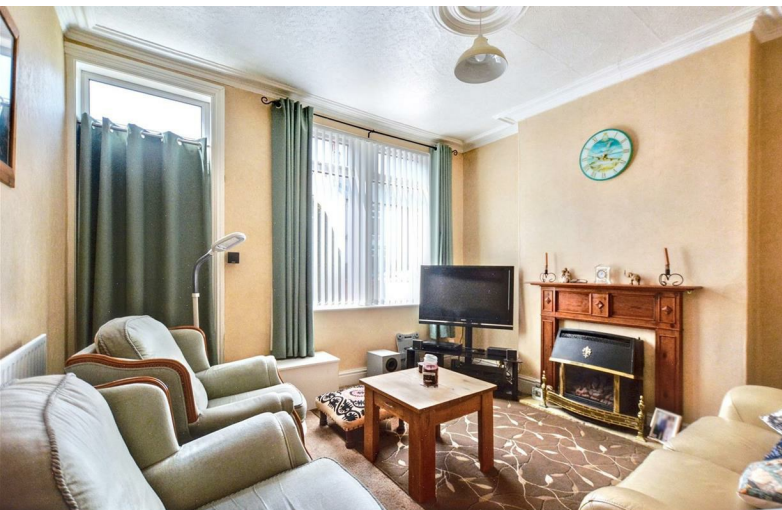


Robert Ellis

look no further...



College Street,
Long Eaton, Nottingham
NG10 4GX

£195,000 Freehold

0115 946 1818



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A VICTORIAN SEMI DETACHED HOUSE CONVENIENTLY LOCATED PROVIDING EASY ACCESS TO ALL AMENITIES AND FACILITIES PROVIDED BY LONG EATON AND THE SURROUNDING AREA.

Being located on College Street in Long Eaton, this traditional semi-detached property offers a perfect blend of character and modern living. With two inviting reception rooms, this home provides ample space for both relaxation and entertaining. The kitchen is well appointed with access to the pantry which provides additional storage.

The property boasts three bedrooms comprising of two double and one single, making it an excellent choice for families or those seeking extra space for guests or a home office. The modern fitted four-piece bathroom adds a touch of luxury, ensuring that your daily routines are both convenient and enjoyable. Step outside to discover a generously sized garden at the rear, perfect for outdoor activities, gardening, or simply unwinding in the fresh air. The location is particularly advantageous, as it is conveniently situated close to a variety of amenities, ensuring that everything you need is just a short distance away.

The property is within easy reach of the main shopping facilities provided in Long Eaton with Asda, Tesco, Aldi and Lidl stores as well as many other retail outlets, there is a Co-op convenience store and a further convenience store on College Street, there are schools for all ages within walking distance of the property, healthcare and sports facilities which include the West Park Leisure Centre and adjoining playing fields and the excellent transport links include J25 of the M1 which is literally only a few minutes drive away, 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 entrance door with UPVC obscure glazed panel above leading into:

Living Room

12'2" x 12'0" into chimney recess (3.71m x 3.67m into chimney recess)

UPVC double glazed window to the front, decorative ceiling rose, coving, gas fire with timber surround on a stone hearth, radiator, louvre doors opening to:

Inner Lobby

Understairs storage with power and light, access to:

Dining Room

12'2" x 12'2" into chimney recess (3.73m x 3.73m into chimney recess)

UPVC double glazed window to the rear, obscure double glazed window to the rear, coving, door to the stairs leading to the first floor, gas fire with tiled inset and hearth, radiator, door to:

Kitchen

14'9" x 7'5" approx (4.52m x 2.27m approx)

UPVC double glazed window to the side, UPVC obscure glazed door to the rear garden, coving and a radiator. Wall, base and drawer units with work surfaces over, inset stainless steel sink and drainer with tiled splashback, integrated gas hob with extractor over, integrated single electric oven, space for a tall fridge freezer, space and plumbing for a washing machine, tiled floor, alarm panel and white folding door to:

Pantry

Obscure UPVC double glazed fixed window to the rear, continuation of the tiled floor from the kitchen, tiled shelf.

First Floor Landing

Obscure UPVC double glazed fixed window to the side found at the bottom of the stairs, stairs to the first floor with hand rail, dado rail, radiator and doors to:

Bedroom 1

12'1" x 12'2" into chimney recess (3.69m x 3.72m into chimney recess)

UPVC double glazed window to the front, coving, radiator and original cast iron fireplace.

Bedroom 2

12'2" x 9'0" approx (3.73m x 2.75m approx)

UPVC double glazed window to the rear, radiator and storage cupboard over the stairs. Loft access hatch to the attic space.

Bedroom 3

10'7" x 7'4" approx (3.25m x 2.25m approx)

UPVC double glazed window to the side, coving and radiator.

Door to:

Bathroom

6'11" x 7'2" approx (2.11m x 2.2m approx)

Obscure UPVC double glazed window to the rear, ceiling spotlights, tiled splashbacks, four piece suite comprising of a vanity sink unit, low flush w.c., combination spa bath with shower over and shower screen, bidet, chrome heated towel rail, airing/storage cupboard with shelves, second cupboard housing the combination boiler, tiled floor and wall mounted extractor fan.

Outside

To the front there is a low maintenance paved patio area with a mature bush and timber fence and gate to the border.

To the rear of the property there is a paved patio area, lawned garden, mature shrubs and bushes, fencing and brick walls to the boundaries. Wooden gate leading to the front garden.

Brick Outhouse

8'0" x 6'1" approx (2.45m x 1.87m approx)

Having power and lighting and a timber door.

Directions

Proceed out of Long Eaton along Derby Road and at the bend turn right into College Street.

8700AMMH

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 13mbps Superfast 80mbps

Ultrafast 1800mbps

Phone Signal – EE, 02, Three, Vodafone

Sewage – Mains supply

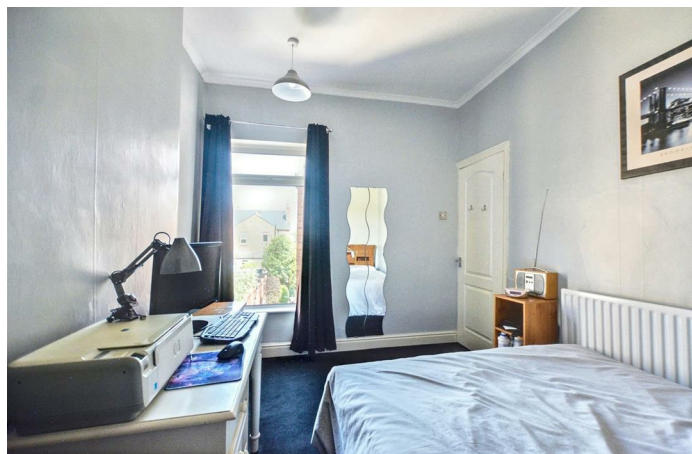
Flood Risk – No flooding in the past 5 years

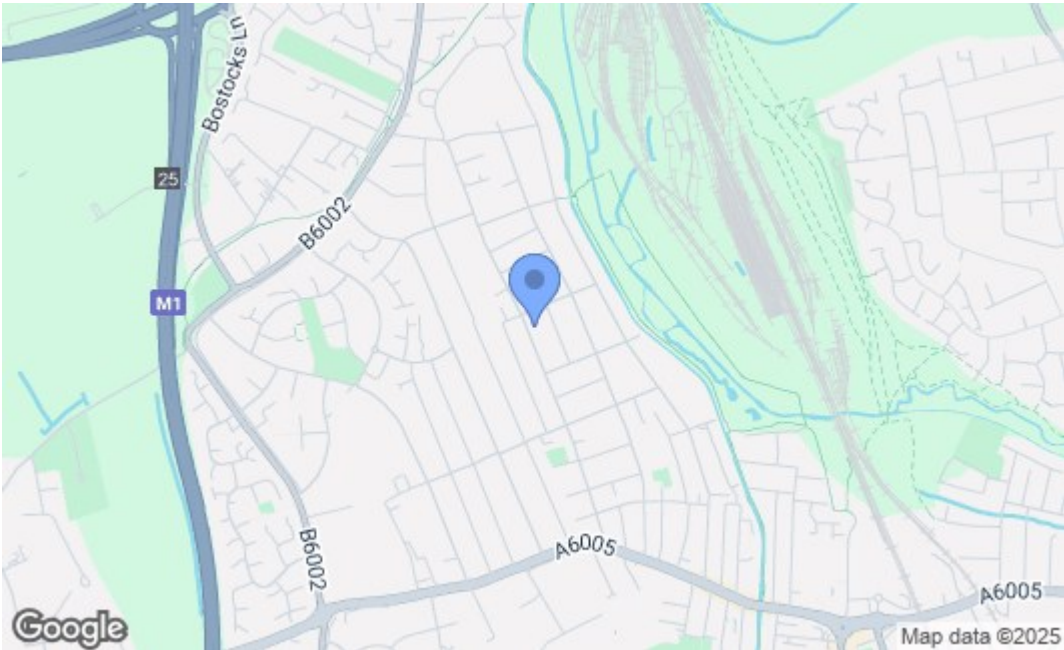
Flood Defenses – No

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		83
(81-91) B		
(69-80) C		
(55-68) D	56	
(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.