



College Street,  
Long Eaton, Nottingham  
NG10 4NN

**O/O £180,000 Freehold**





A WELL PRESENTED TERRACED HOME OFFERING TWO BEDROOMS AND TWO RECEPTION ROOMS.

Robert Ellis are delighted to bring to the market this two bedroom terraced home located on College Street. The property is ideal for a first time buyer to take their first steps onto the market and move straight into this lovely home. With a bay fronted lounge and dining room leading to the kitchen, you will not be disappointed when internally viewing this home. There is also a beautiful, modern four piece bathroom to the first floor which will catch your attention.

This property is double glazed throughout and boasts gas central heating and accommodation briefly comprises bay fronted lounge, dining room, kitchen, utility area, landing, two spacious bedrooms and a four piece bathroom. Externally, there is a good sized rear area which is lawned and enclosed by panel fencing apart from the right over access area.

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.



### Living Room

13'11" x 13' approx (4.24m x 3.96m approx)

Double glazed bay window and door to the front, laminate flooring, coving and open fire.

### Dining Room

13'11" max x 10'4" plus recess (4.24m max x 3.15m plus recess)

Double glazed window to the rear, coving, laminate flooring, radiator, understairs storage and stairs leading to the first floor. Archway through to:

### Kitchen

7'9" x 11'5" approx (2.36m x 3.48m approx)

Double glazed window and door to the side, matching wall and base units with work surfaces over, integrated electric oven, four ring gas hob, Belfast sink and drainer, space for a dishwasher and a radiator.

### Utility Room

Double glazed window to the rear, wall mounted boiler, plumbing for a washing machine and dryer.

### First Floor Landing

To the first floor the landing provides loft access and a radiator. Doors to:

### Bedroom 1

13'10" max x 12'11" approx (4.22m max x 3.94m approx)

Two double glazed windows to the front, feature fireplace, storage cupboard over the stairs and a radiator.

### Bedroom 2

10'9" x 10'6" approx (3.28m x 3.20m approx)

Double glazed window to the rear and a radiator.

### Bathroom

The luxurious four piece bathroom comprises of an inset bath with mixer tap and shower attachment, tiled surround, vanity wash hand basin, low flush w.c., double shower cubicle with rainwater shower head, part tiled walls, tiled flooring, chrome heated towel rail and double glazed window.

### Outside

There is shared access to the rear garden which is enclosed

with panelled fencing, there is a decked area, shrubs to the borders enclosed with sleepers.

### Directions

Proceed out of Long Eaton along Derby Road and at the bend with the church on the right, turn right into College Street and the property can be found on the left hand side as identified by our for sale board.

### AMCO

### 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 - Unknown

Phone Signal – Unknown

Sewage – Mains supply

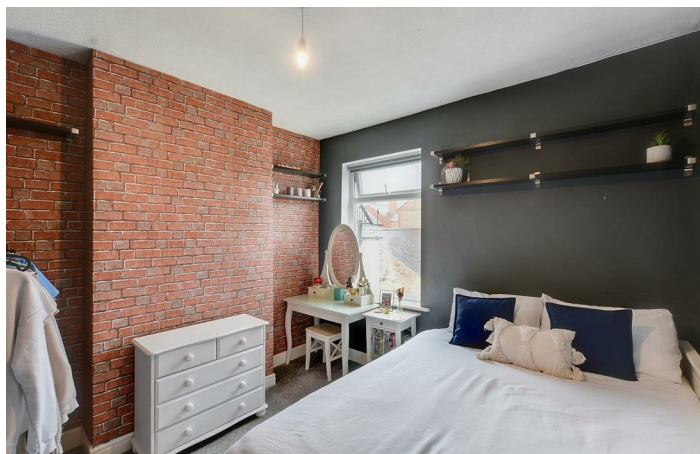
Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No





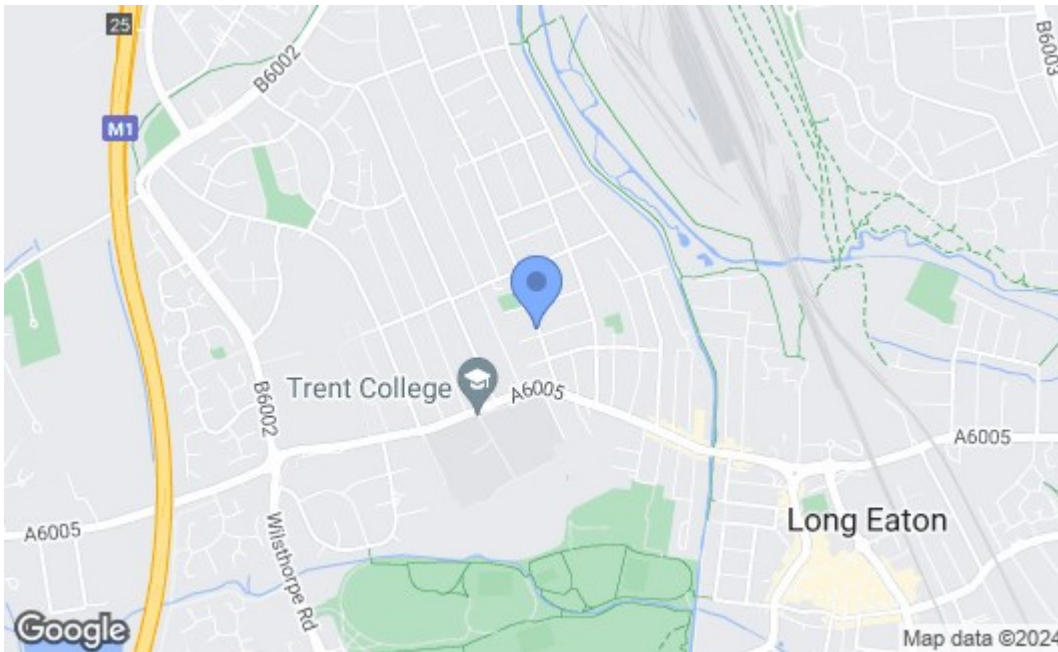
GROUND FLOOR  
501 sq.ft. (46.5 sq.m.) approx.



1ST FLOOR  
434 sq.ft. (40.3 sq.m.) approx.



TOTAL FLOOR AREA: 935 sq.ft. (86.9 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the description contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>		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	

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