



Collingwood Road,  
Long Eaton, Nottingham  
NG10 1RA

**£200,000 Freehold**



A MODERN TWO BEDROOM TOWN HOUSE BUILT IN 2022, IDEAL FOR A FIRST TIME BUYER, OFFERED TO THE MARKET WITH NO UPWARD CHAIN.

This modern two-bedroom townhouse, built in 2022, is still under NHBC warranty, offering peace of mind for new homeowners. Ideal for a first-time buyer, the property features contemporary design and comes with two parking spaces to the front, ensuring convenience and comfort. There is a spacious lounge/diner to the rear aspect with French doors opening onto the rear garden. The property is located within a small development in a popular location ideal for access to Long Eaton town centre, local shops and amenities.

The property is constructed of brick to the external elevations all under a tiled roof and derives the benefit of gas central heating and double glazing. In brief the accommodation comprises of an entrance hall leading to the ground floor w.c., lounge/dining room and kitchen with integrated cooking appliances. To the first floor are the two bedrooms and three piece bathroom. Off street parking to the front and an enclosed, lawned garden to the rear.

The property is within easy reach of the Asda, Tesco Aldi and Lidl stores found in Long Eaton town centre, there are excellent schools for all ages, healthcare and sports facilities including the West Park Leisure Centre and adjoining playing fields, nearby walks to Trent Lock and along the River Trent and transport links include junctions 24 and 25 of the M1, East Midlands Airport, stations at Long Eaton and East Midlands Parkway and the A52 and other main roads, all of which provide good access to Nottingham, Derby and other East Midlands towns and cities.



### Entrance Hall

Double glazed door to the front, laminate flooring, stairs to the first floor and doors to:

### Ground Floor w.c.

Double glazed window to the front, low flush w.c., pedestal wash hand basin and radiator.

### Lounge/Dining Room

16'2" x 14' max approx (4.93m x 4.27m max approx)  
Double glazed patio doors to the rear, laminate flooring in the dining area and carpet to the lounge area.

### Kitchen

11'9" x 6'6" approx (3.58m x 1.98m approx)  
Matching wall and base units with work surfaces over, double glazed window to the front, space and plumbing for a washing machine, integrated electric oven, four ring induction hob, inset stainless steel sink and drainer, space for a dishwasher and fridge freezer.

### First Floor Landing

Loft access hatch to the partly boarded loft space, doors to:

### Bedroom 1

14' x 10'5" approx (4.27m x 3.18m approx)  
Two double glazed windows to the front, radiator and built-in storage.

### Bedroom 2

14' x 9'11" approx (4.27m x 3.02m approx)  
Double glazed window to the rear and a radiator.

### Bathroom

Three piece suite comprising of a panelled bath, low flush w.c., pedestal wash hand basin, extractor, laminate flooring, wall mounted shower and shaver point.

### Outside

There is off street parking to the front of the property.

There is a small patio with garden laid mainly to lawn and enclosed with panelled fencing.

### Directions

Proceed out of Long Eaton along Tamworth Road passing the fire station on the right hand side. Take the left hand turning into Nelson Street which then turns into Collingwood Road.

8034AMCO

### 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

Broadband Speed - Standard 13mbps, Superfast 31mbps,

Ultrafast 1000mbps

Phone Signal – 02, Vodafone

Sewage – Mains supply

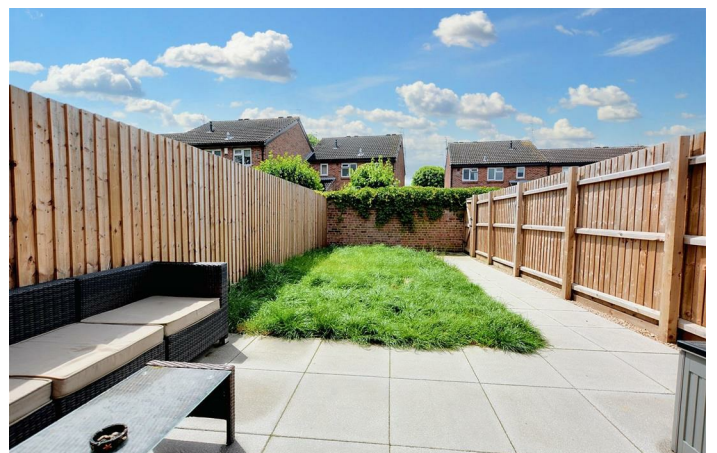
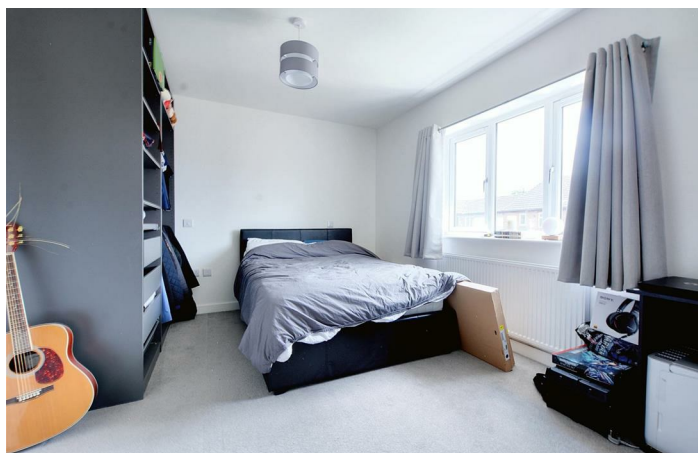
Flood Risk – No flooding in the past 5 years

Flood Defenses – No

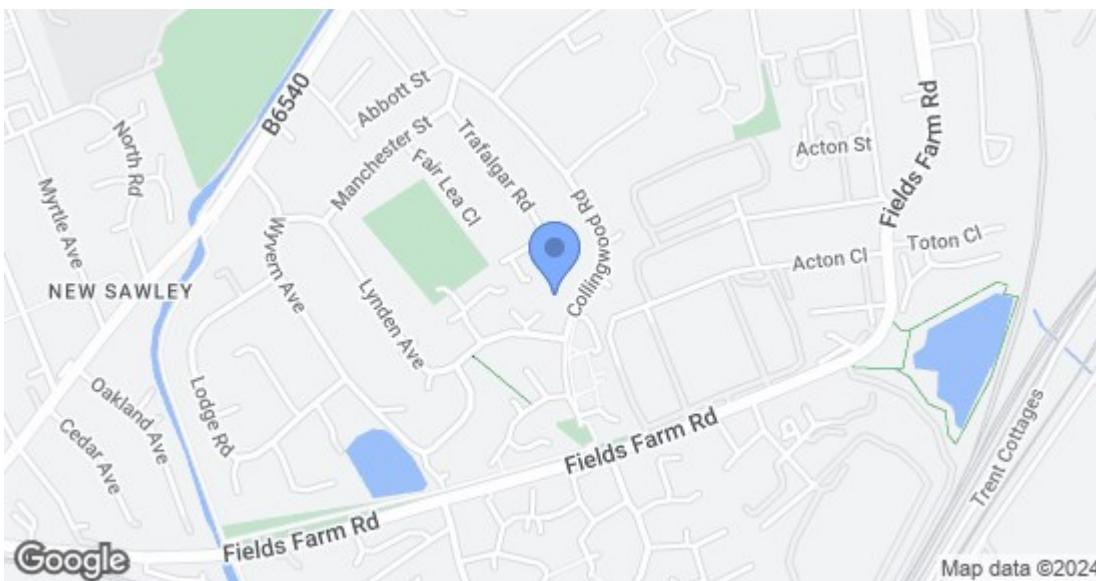
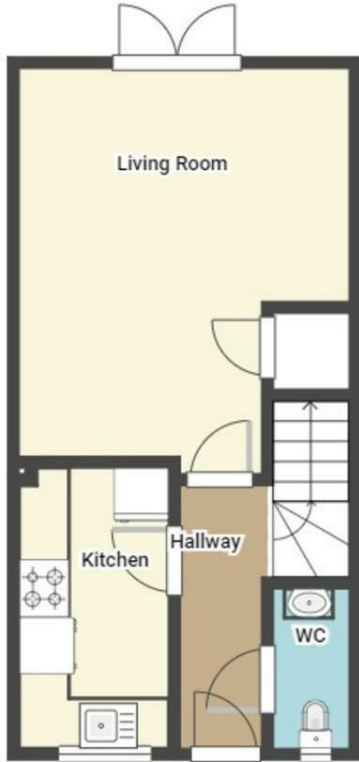
Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No



Robert Ellis  
ESTATE AGENTS



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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		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	

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.