



College Street,  
Long Eaton, Nottingham  
NG10 4GE

**Guide Price £225-235,000**

**Freehold**



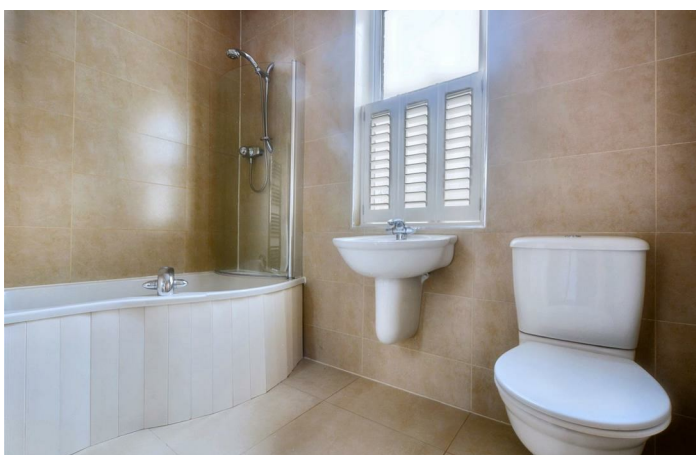


A TRADITIONAL THREE BEDROOM SEMI DETACHED HOUSE SELLING WITH THE BENEFIT OF NO UPWARD CHAIN.

Robert Ellis are delighted to offer to the market this wonderful semi detached property on College Street. The property needs to be viewed to be appreciated and is set within a popular location due to the properties positioning to local shops and amenities. For anyone looking to commute long distance with work, College Street is under 4 miles from J25 of the M1 which provides access to the North and South, but also access to the A52 which is ideal for both Nottingham and Derby.

This lovely home arrives to the market offering NO UPWARD CHAIN and internal accommodation briefly comprises of two reception rooms, both with wood burners providing an idyllic, cosy space in Autumn and Winter time. There is a kitchen to the rear that also provides access to the utility room and outside space. To the first floor there are three bedrooms, with the master bedroom set to the front aspect which is a well-proportioned space. There is also a family bathroom accessed from the landing.

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.



## Hall

Original wood flooring and access to the half cellar with storage space.

## Lounge

13'1 x 12'10 approx (3.99m x 3.91m approx)

Double glazed window with fitted shutters to the rear, two radiators, dado rail, coving to the ceiling, recessed chimney breast with a dual fuel log burner, decorative surround and slate hearth, sanded original wood flooring and carpeted stairs to the first floor.

## Dining Room

12'10 x 12'7 approx (3.91m x 3.84m approx)

Double glazed window to the front with fitted shutters, two radiators, recessed chimney breast with a dual fuel log burner having a slate hearth and solid wood mantelpiece, coving to the ceiling, original wood flooring.

## Kitchen

10'6 x 7'10 approx (3.20m x 2.39m approx)

The kitchen has a range of base and wall units with worktops, Belfast sink with a mixer tap, an integrated oven, four ring gas hob, space and plumbing for a dishwasher, radiator, tiled splashback, tiled flooring, double glazed window with fitted shutters to the rear and a UPVC door providing access to the rear garden.

## Utility Room

5'10 x 5'1 approx (1.78m x 1.55m approx)

Double glazed obscure window to the side, radiator, space for a fridge freezer, space and plumbing for a washing machine, wall-mounted boiler, coving to the ceiling and tiled flooring.

## Ground Floor w.c.

Double glazed window to the rear, low level flush w.c., partially tiled walls and tiled flooring.

## First Floor Landing

Carpeted flooring, radiator and access to:

## Bedroom 1

12'11 x 12'5 approx (3.94m x 3.78m approx)

Double glazed window with fitted shutters to the front, radiator, decorative fireplace, built-in cupboard, loft hatch with drop down ladder and carpeted flooring.

## Bedroom 2

13'1 x 9'8 approx (3.99m x 2.95m approx)

Double glazed window with fitted shutters to the rear, radiator, decorative fireplace, dado rail and carpeted flooring.

## Bedroom 3

8'9 x 7'11 approx (2.67m x 2.41m approx)

Double glazed window with fitted shutters to the rear, radiator, decorative fireplace and carpeted flooring.

## Bathroom

Double glazed window, tiling to all 4 walls and floor. Bath with overhead shower and glass shower screen, low flush w.c. and a hand basin.

## Outside

To the front of the property is a small slate courtyard, on-street parking and access to the rear.

To the rear there is an enclosed low-maintenance garden with a patio area, planted slate borders with shrubs and plants, a further decking seating area, fence and brick wall to the boundaries and gated access.

## Directions

Proceed out of Long Eaton along Derby Road and at the bend turn right into College Street.  
8237AMCO

## Council Tax

Erewash Borough Council Band B

## 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 1000mbps

Phone Signal – Vodafone, EE, Three, O2

Sewage – Mains supply

Flood Risk – No, surface water very low

Flood Defenses – No

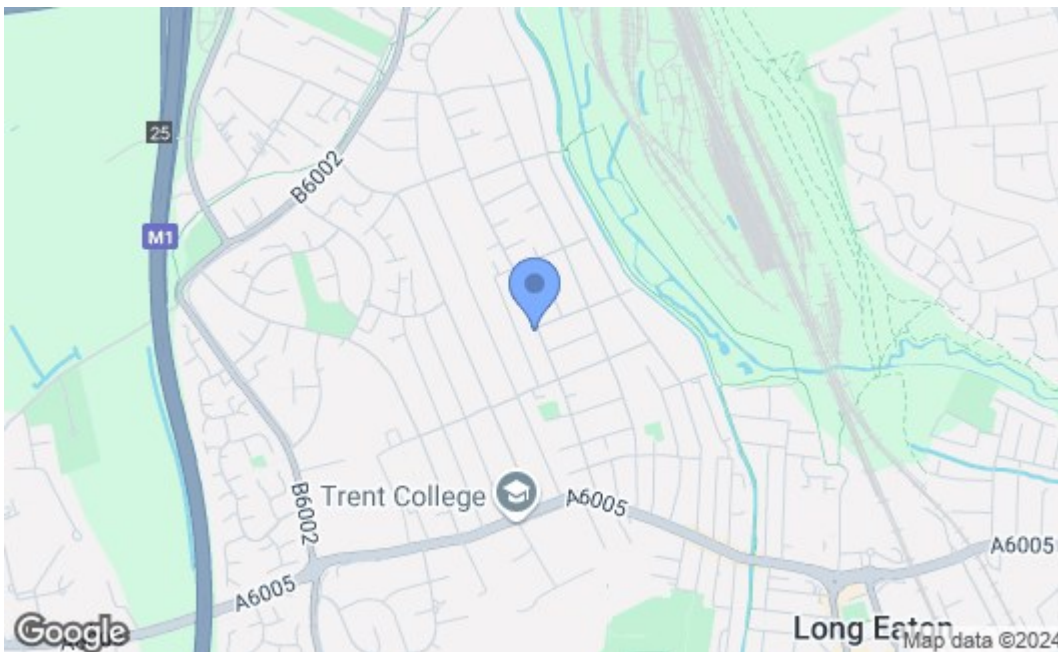
Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		60	
(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.