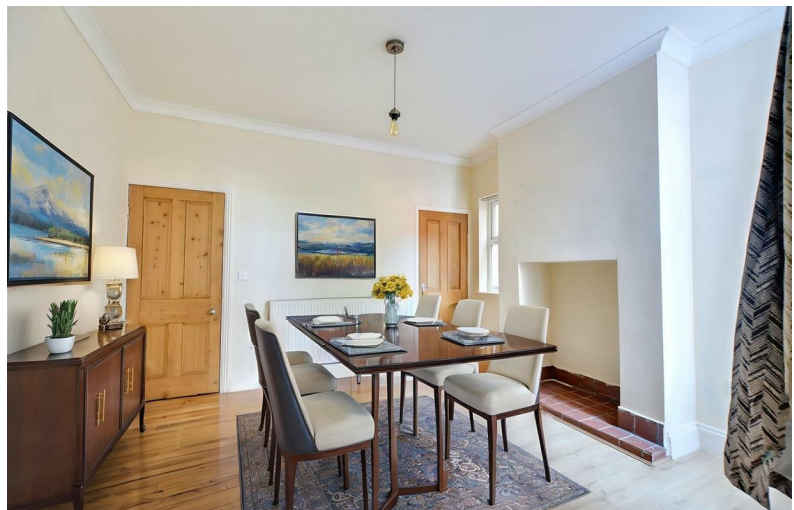


# Robert Ellis

*look no further...*



College Street,  
Long Eaton, Nottingham  
NG10 4NN

**£195,000 Freehold**

0115 946 1818



/robertellisestateagent



@robertellisea



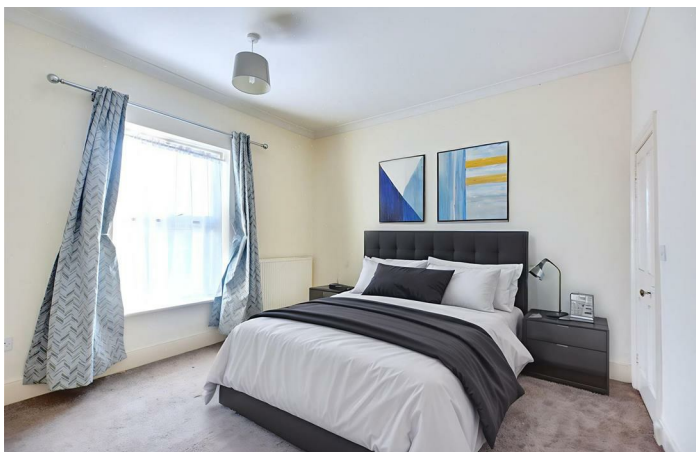


THIS IS A TRADITIONAL VICTORIAN SEMI DETACHED HOUSE PROVIDING TASTEFULLY FINISHED ACCOMMODATION WHICH IS READY FOR IMMEDIATE OCCUPATION.

Being located on College Street, this traditional three bedroom property provides a lovely home which will suit a whole range of buyers, from people buying their first property to those who might be looking for a character property which is easy to maintain and accessible to all the amenities and facilities provided by the area. The property is being sold with the benefit of NO UPWARD CHAIN and is ready for immediate occupation by a new owner.

The property stands back from the road and is constructed of brick to the external elevations under a pitched tiled roof and the well proportioned accommodation derives all the benefits from having gas central heating and double glazing. Being entered through the main entrance door at the side, the accommodation includes a reception hall with oak panelled doors leading to the lounge at the front which has a feature cast iron and tiled fireplace and to the dining/sitting room which opens to the large, well fitted kitchen which has extensive ranges of wall and base units and there are double opening, French doors leading out to the rear garden. To the first floor the landing leads to the three good size bedrooms and the tiled bathroom which has a shower over the bath. Outside there is a walled area at the front, a path runs down the left hand side through a gate which provides access to the south-westerly facing rear garden.

The property is only a few minutes drive away from 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 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, 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.



### Front Door

UPVC front door with arched inset glazed panel and an arched glazed panel above leading to:

### Reception Hall

Stairs with hand rail leading to the first floor, laminate flooring extending through into the lounge and living/dining kitchen and oak panelled doors leading to both ground floor reception rooms.

### Lounge/Sitting Room

12'4 x 11'8 approx (3.76m x 3.56m approx)

Two double glazed windows with fitted blinds to the front, feature open fireplace with an Adam style surround, a cast iron and tiled inset and a granite hearth, laminate flooring, cornice to the wall and ceiling and picture rail to the walls.

### Dining Room

12'4 x 11'7 approx (3.76m x 3.53m approx)

The dining room opens to the kitchen and has double glazed windows to the rear and side, a feature recess in the chimney breast with a tiled hearth, radiator, cornice to the wall and ceiling, laminate flooring and a pine door leading to an understairs storage cupboard where the electric consumer unit and electric meter are housed.

### Living/Dining Kitchen

17'3 x 7'9 approx (5.26m x 2.36m approx)

The kitchen has wood grain effect finished units and brushed stainless steel fittings and includes a stainless steel sink with a mixer tap and four ring gas hob set in a work surface with an oven, cupboards, drawers, an integrated dishwasher and space for an automatic washing machine below, second work surface with cupboards beneath, matching eye level wall cupboards and hood and back plate to the cooking area, space for an upright fridge freezer, tiling to the walls by the work surface areas, tiled flooring, double glazed window with fitted blind to the side, double opening, double glazed French doors leading out to the private rear garden, radiator, cornice to the wall and ceiling and recessed lighting to the ceiling.

### First Floor Landing

Radiator and doors to the bedrooms and bathroom.

### Bedroom 1

12'5 x 11'9 approx (3.78m x 3.58m approx)

Double glazed window to the front, radiator, built-in cupboard which provides access to the loft, cornice to the wall and ceiling and a feature original cast iron fireplace.

### Bedroom 2

11'8 x 9'4 approx (3.56m x 2.84m approx)

Double glazed window to the rear, feature original cast iron fireplace, cornice to the wall and ceiling and a radiator.

### Bedroom 3

11'1 to 8'9 x 8' approx (3.38m to 2.67m x 2.44m approx)

Double glazed window to the side, radiator and a door with two inset glazed panels leading onto the landing.

### Bathroom

The bathroom is fully tiled and has a white suite including a panelled bath with central taps, a shower over and protective glazed screen, pedestal wash hand basin with a shelf and mirror to the all above and a low flush w.c., opaque double glazed window, tiled flooring, recessed lighting to the ceiling and a radiator.

### Outside

At the front of the property there is a slate chipped area with a wall to the front boundary and there is a brick pathway at the side leading to the main entrance door and a gate which provides access to the rear garden.

The rear garden is south-westerly facing and has a brick paved area to the side of the house which leads onto a patio and lawned garden which has beds to the sides and there are walls and brickwork to the three boundaries. An outside light and outside water supply are provided at the rear of the property.

### Directions

Proceed out of Long Eaton along Derby Road and at the bend turn right into College Street. Continue along and the property can be found as identified by our for sale board on the left.  
8924AMMP

### Agents Notes

There are AI photos on this property.

### 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 14mbps Superfast 80mbps Ultrafast 1800mbps

Phone Signal – EE, O2, Three, Vodafone

Sewage – Mains supply

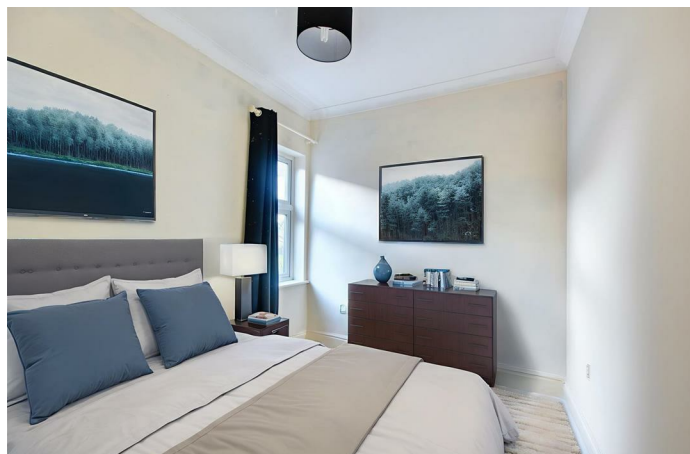
Flood Risk – No flooding in the past 5 years

Flood Defenses – No

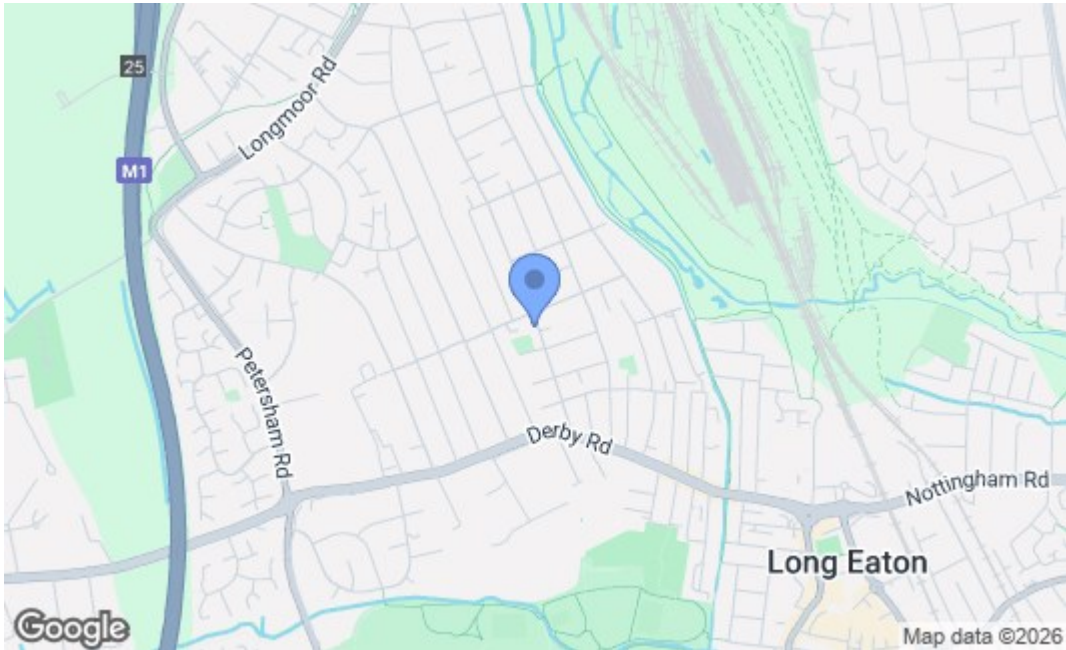
Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	58	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales 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		
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.