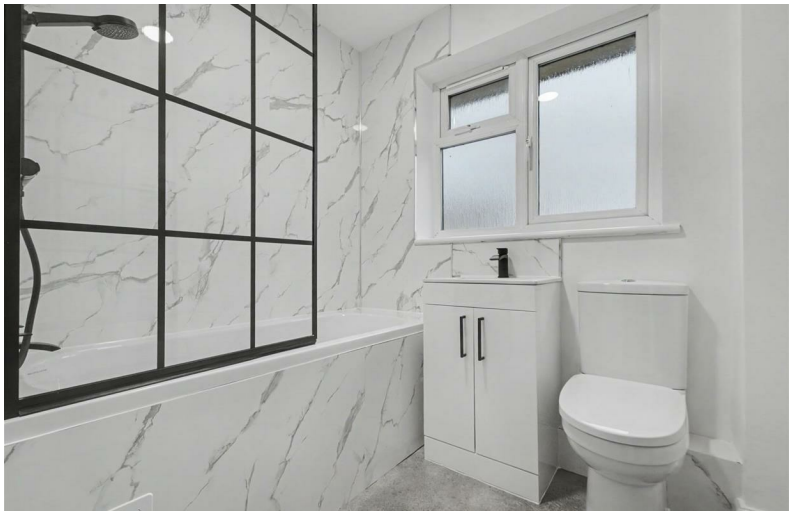
Robert Ellis

look no further...







Collingwood Road,
Long Eaton, Nottingham
NG10 1DR

£220,000 Freehold

0115 946 1818

/robertellisestateagent @robertellisea



A REFURBISHED THREE BEDROOM SEMI DETACHED HOME SITUATED ON THE POPULAR COLLINGWOOD ROAD, OFFERING MODERN ACCOMMODATION THROUGHOUT, A KITCHEN DINER, DOWNSTAIRS WC AND ALLOCATED PARKING.

Robert Ellis are delighted to bring to the market this beautifully refurbished semi detached property, situated within a popular residential location on Collingwood Road. Having been refurbished throughout, the property offers a fresh and modern finish, making it an excellent opportunity for first time buyers looking for a home ready to move into.

Upon entering, the welcoming entrance hallway provides access to the kitchen and the remainder of the ground floor accommodation. The property benefits from a comfortable lounge, offering a pleasant space to relax, together with a kitchen diner providing an excellent area for cooking and dining. There is also a useful downstairs WC, adding further convenience.

To the first floor are three bedrooms, providing versatile accommodation for a range of buyers, alongside the family bathroom. Externally, the property benefits from a rear garden, offering useful outdoor space for relaxing and entertaining. There is also the advantage of allocated parking, providing convenient off road parking for residents.

The property is offered for sale with no onward chain, providing an excellent opportunity for buyers looking to move into a refurbished home without the complications of an onward purchase.
An internal viewing is highly recommended to fully appreciate the standard of refurbishment, practical layout and location this three bedroom semi detached home has to offer.

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 composite door to the front, laminate flooring, radiator, stairs to the first floor, doors to the lounge, kitchen, cloaks/w.c. and a large storage cupboard.

Cloaks/w.c.
Lino flooring, double glazed window to the front, low flush w.c., vanity wash hand basin, radiator, tiled splashback.

Lounge
13'4 x 11'4 approx (4.06m x 3.45m approx)
Double glazed window to the front, radiator, TV point, laminate flooring.

Kitchen
17'8 x 9'8 approx (5.38m x 2.95m approx)
Laminate flooring, two double glazed windows to the rear, radiator, wall and base units with work surfaces over, inset stainless steel sink and drainer, plumbing for a washing machine, large storage cupboard, integrated electric oven, four ring induction hob with extractor over.

First Floor Landing
Loft access hatch and doors to:

Bedroom 1
13'6 x 10'8 approx (4.11m x 3.25m approx)
Double glazed window to the rear, radiator.

Bedroom 2
12'9 x 10'5 approx (3.89m x 3.18m approx)
Double glazed window to the rear, radiator.

Bedroom 3
6'11 x 9'1 approx (2.11m x 2.77m approx)
Double glazed window to the front, radiator.

Bathroom
Double glazed window to the rear, vanity wash hand basin, low flush w.c., mains shower, chrome heated towel rail, aqua boarding to the walls.

Outside
To the front of the property there is a lawned garden with a pathway to the entrance door.

To the rear there is a patio area, lawned garden, gate giving access to the rear, fencing to the boundaries and allocated parking a short distance away.

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.
9622CO

Agents Notes
There are AI generated photos on this property.

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 12mbps Superfast 32mbps Ultrafast 1800mbps
Phone Signal – 02, Three, EE, 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



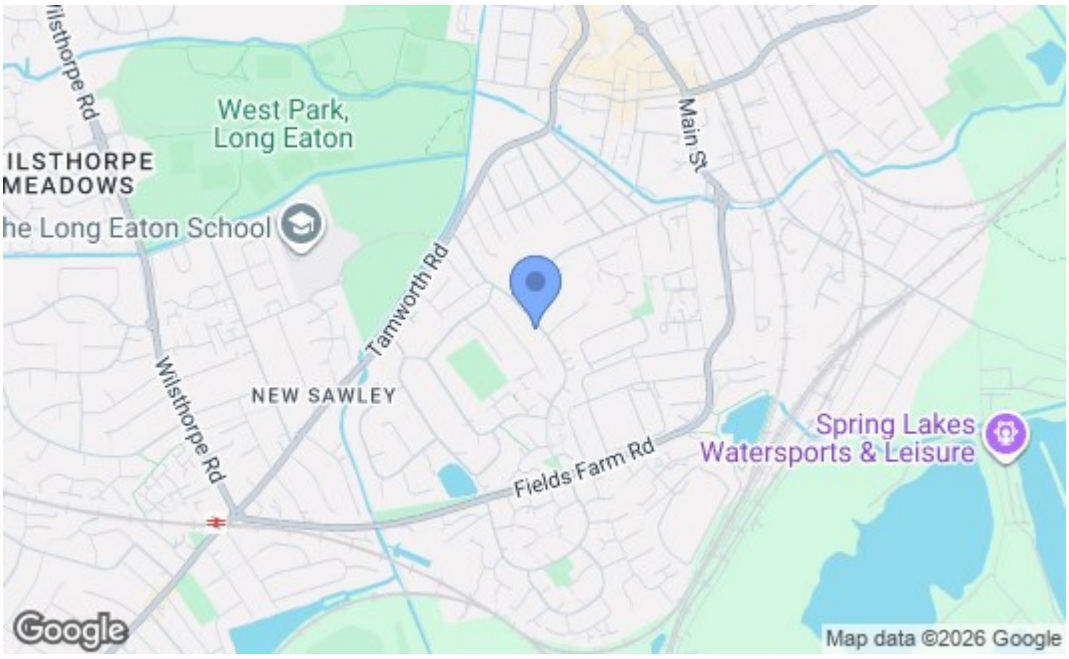


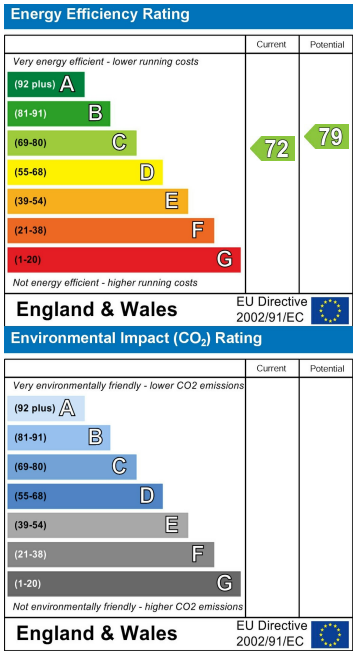












These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

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