Robert Ellis

*look no further...*








College Street,
Long Eaton, Nottingham
NG10 4NN

**£170,000 Freehold**

0115 946 1818

/robertellisestateagent

@robertellisea



THIS IS A THREE DOUBLE BEDROOM VICTORIAN SEMI DETACHED HOUSE, SITUATED IN A VERY POPULAR RESIDENTIAL AREA WHICH PROVIDES THE OPPORTUNITY FOR A NEW OWNER TO STAMP THEIR OWN MARK ON THEIR NEXT HOME.

Robert Ellis are pleased to bring to the market this traditional bay fronted property which offers generous accommodation and excellent potential for a buyer looking to modernise and create a home to their own taste. The property benefits from a side entrance, maximising internal living space and enhancing the overall layout. The accommodation includes two large reception rooms, with a bay fronted lounge to the front aspect, along with a fitted kitchen and ground floor bathroom. To the first floor are three well proportioned bedrooms.

Externally, the property enjoys a low maintenance rear garden with patio and slabbed areas, providing a practical and private outdoor space. Additional benefits include a combination boiler.
Situated on College Street, the property is ideally located for local shops, amenities, bus routes and doctors, making it convenient for day-to-day living. While the property is in need of updating, it offers a fantastic opportunity and is being sold with no onward chain. An internal viewing is highly recommended to fully appreciate the space and potential on offer.

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.





## Front Door
UPVC panelled front door with an opaque double glazed panel above leading to:

## Reception Hall
Stairs with wooden hand rails leading to the first floor and doors leading to the lounge and dining/sitting room.

## Lounge
12'6 plus bay x 12'4 approx (3.81m plus bay x 3.76m approx)
Double glazed bay window to the front, cornice to the wall and ceiling, four burner wall mounted gas fire (not tested), radiator and carpeted flooring.

## Dining/Sitting Room
13'3 x 12'5 approx (4.04m x 3.78m approx)
The dining/sitting room has double glazed windows to the side and rear, four burner wall mounted gas fire (not tested), radiator, understairs storage cupboard which has shelving and the electric fuse box and electric meter are housed in the understairs cupboard.

## Kitchen
11'10 max x 7'5 approx (3.61m max x 2.26m approx)
The kitchen has a stainless steel sink with a mixer tap and double cupboard below, space and plumbing for a gas oven, work surface extending along a second wall with cupboards, drawers and space for a fridge and freezer below, matching eye level wall cupboards, tiling to the walls by the work surface areas, radiator, the gas meter is mounted on the wall in the kitchen, Worcester Bosch wall mounted boiler, double glazed window to the side, UPVC panelled door leading out to the rear garden and an extractor fan.

## Rear Lobby
Having a door to:

## Bathroom
The bathroom has a light grey coloured suite including a panelled bath with chrome hand rails and a mixer tap with an attached shower and there is also a Triton electric shower over the bath, low flush w.c. and pedestal wash hand basin with mixer taps, tiled walls, opaque double glazed window to the side and a radiator with rail over.

## First Floor Landing
The landing has a radiator and doors to:

## Bedroom 1
12'7 x 12'4 approx (3.84m x 3.76m approx)
Having a double glazed window to the front, two radiators and carpeted flooring.

## Bedroom 2
13'4 x 9'4 approx (4.06m x 2.84m approx)
Having a double glazed window to the rear, radiator, carpeted flooring and there is a shelved recess from which access is provided into the loft space.

## Bedroom 3
12' x 7'6 approx (3.66m x 2.29m approx)
Having a double glazed window to the rear, radiator, carpeted flooring and there is a built-in storage cupboard.

## Outside
At the front of the property there is a concrete area with a wall to the front and left hand boundaries and a wrought iron gate leads onto a path which runs down the right hand side of the property to the main entrance door and through a gate which provides access to the rear garden.

At the rear of the property there is a concrete area at the side of the house, there is a path leading to the bottom of the garden, a pebbled area to one side of the path and a slabbed area to the other side, raised beds at the bottom of the garden and there is a wall to the right hand boundary and fencing to the left and rear boundaries. There is a shed positioned at the bottom of the garden and an outside security light is positioned above the back door which leads into the kitchen.

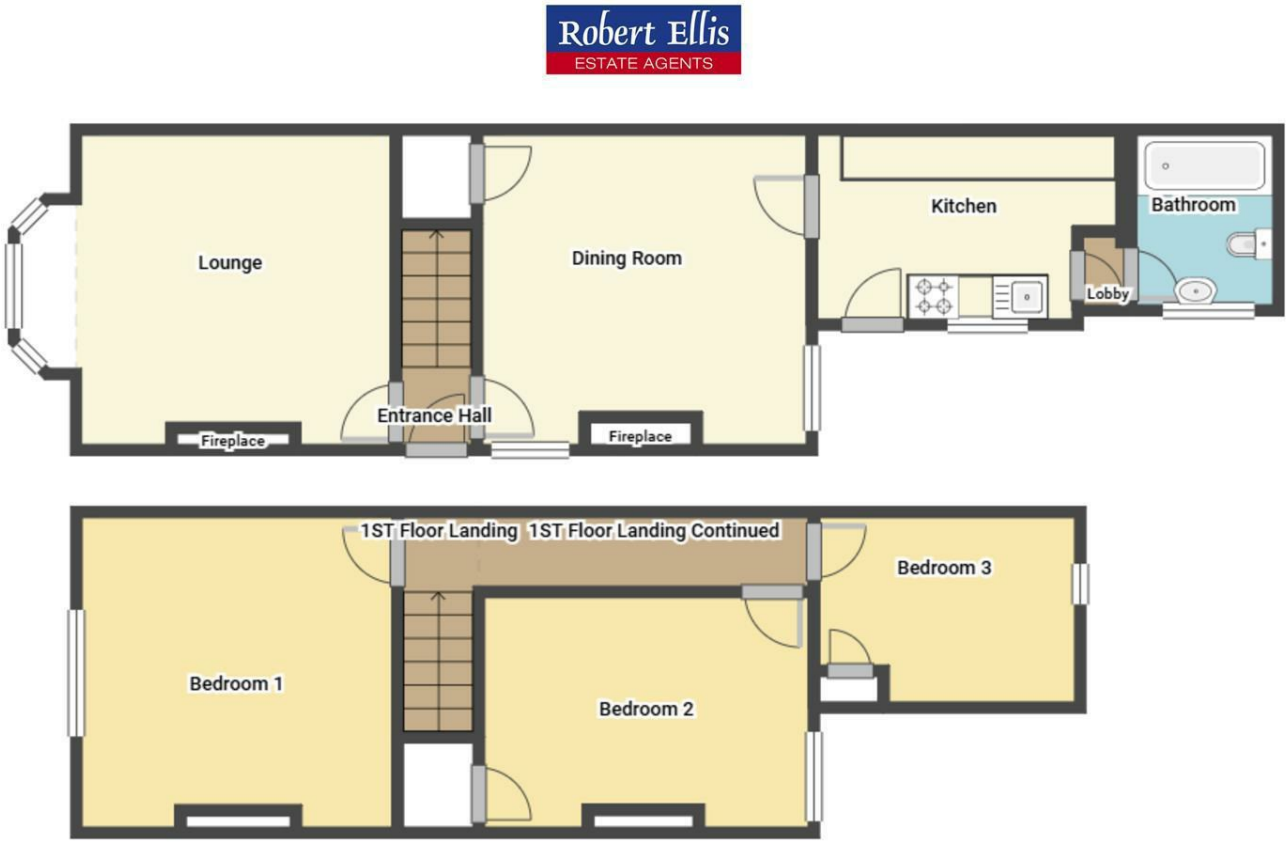
## Directions
Proceed out of Long Eaton along Derby Road and aft the bend turn right into College Street and the property can be found on the left hand side.
9219CO

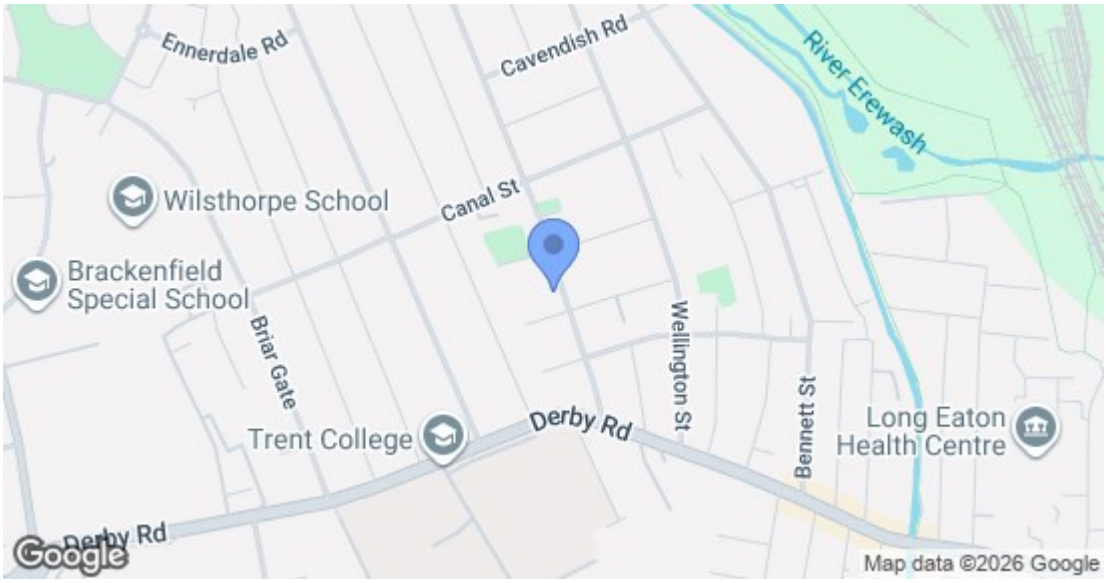
## Council Tax
Erewash Borough Council Band A

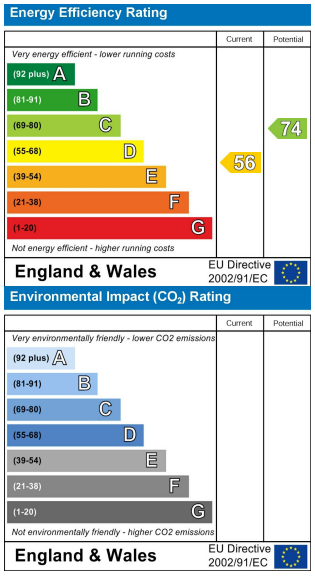
## Additional Information
Electricity – Mains supply
Water – Mains supply
Heating – Gas central heating
Septic Tank – No
Broadband – BT, Sky, Virgin
Broadband Speed - Standard 16mbps Superfast 80mbps Ultrafast 1800mbps
Phone Signal – EE, 02, Three, Vodafone
Sewage – Mains supply
Flood Risk – No flooding in the past 5 years
Flood Defenses – No
Non-Standard Construction – No
Any Legal Restrictions – No
Other Material Issues – No








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.

5 Derby Road, Long Eaton, Nottingham, Nottinghamshire, NG10 1LU
longeaton@robertellis.co.uk
0115 946 1818