Robert Ellis

look no further...

College Street,
Long Eaton, Nottingham
NG10 4GE

Price Guide £150,000

Freehold

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AN EXCELLENT INVESTMENT OPPORTUNITY – COMPRISING OF A ONE BEDROOM GROUND FLOOR AND ONE BEDROOM, PLUS ATTIC ROOM FIRST FLOOR FLAT WITH THE BENEFIT OF A REAR GARDEN TO THE GROUND FLOOR FLAT, BEING OFFERED TO THE MARKET WITH NO ONWARD CHAIN.

Robert Ellis are pleased to bring to the market this property which offers both aground floor and separate first floor flat situated on College Street, ideally positioned for easy access to local shops, amenities and transport links. The accommodation to the ground floor includes a lounge, fitted kitchen, double bedroom and bathroom, while externally the property enjoys the rare benefit of a private rear garden, adding further appeal for both owner occupiers and tenants alike. The first floor accommodation includes a lounge, fitted kitchen, double bedroom and bathroom, along with the additional advantage of a loft room, providing useful extra space.

Offered to the market with no onward chain, this property represents a fantastic opportunity for buy-to-let investors looking for a well-located home with outdoor space. Early viewing is recommended.

The property is only a few minutes 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 within easy reach of the property, healthcare and sports facilities which includes 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.

143 College Street

Entrance
Double glazed entrance door, laminate flooring and doors to:

Bedroom
9'1 x 11'3 approx (2.77m x 3.43m approx)
Double glazed window to the front, radiator, laminate flooring, coving.

Lounge
12'6 x 12'4 approx (3.81m x 3.76m approx)
Double glazed window to the rear, radiator, coving, dado rail, understairs storage cupboard.

Kitchen
12'4 x 7'11 approx (3.76m x 2.41m approx)
Double glazed window to the side, wall and base units with work surfaces over, stainless steel sink and drainer, integrated electric oven, four ring induction hob, part tiled walls, linoleum flooring, plumbing for a washing machine, radiator.

Lobby
Double glazed window to the side, space for a fridge freezer, extractor and door to:

Bathroom
Double glazed window to the side, panelled bath with shower over, low flush w.c., pedestal wash hand basin, extractor fan and part tiled walls.

Outide
Low maintenance slabbed garden with side access.

143a College Street

Entrance
Side entrance door, stairs leading to the first floor.

Landing
With doors to:

Bedroom
11'5 x 12'5 approx (3.48m x 3.78m approx)
Double glazed window to the front, radiator.

Lounge
12'6 x 12'6 approx (3.81m x 3.81m approx)
Double glazed window to the rear, radiator, door to kitchen and door to stairs leading to the attic.

Bathroom
Double glazed window to the rear, pedestal wash hand basin, low flush w.c., panelled bath, wall mounted electric shower, radiator, extractor fan.

Loft Room
12'5 x 12'1 max approx (3.78m x 3.68m max approx)
Stairs in the centre of the room, radiator, Velux window to the rear, eaves storage.

Directions
Proceed out of Long Eaton along Derby Road and at the bend turn right into College Street.
9041CO

Agents Notes
There are Al photos on this property.

The current owner owns the freehold to this property which will be transferred if someone were to purchase both dwellings. For any further information, please contact our office.

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 – BT, Sky, 02, Three
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

Auction Details
The sale of this property will take place on the stated date by way of Live streamed auction and is being sold under the Unconditional sale type.

Binding contracts will be exchanged at the point of sale.

All sales are subject to our Common Auction Conditions and Bidder Terms. Properties located in Scotland and Northern Ireland will be subject to applicable local laws.

Auction Deposit and Fees

The following deposits and non- refundable auctioneers fees apply:

• 5% deposit (subject to a minimum of £5,000)

• Buyer's Fee of 4.8% of the purchase price (subject to a minimum of £6,000 inc. VAT)

There may be additional fees listed in the Special Conditions of Sale, which will be available to view within the Legal Pack. You must read the Legal Pack carefully before bidding.

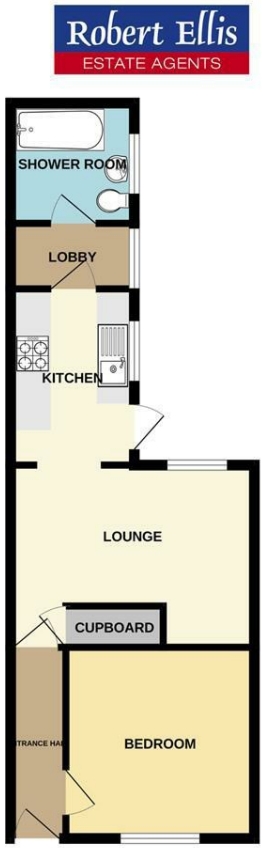
Additional Information

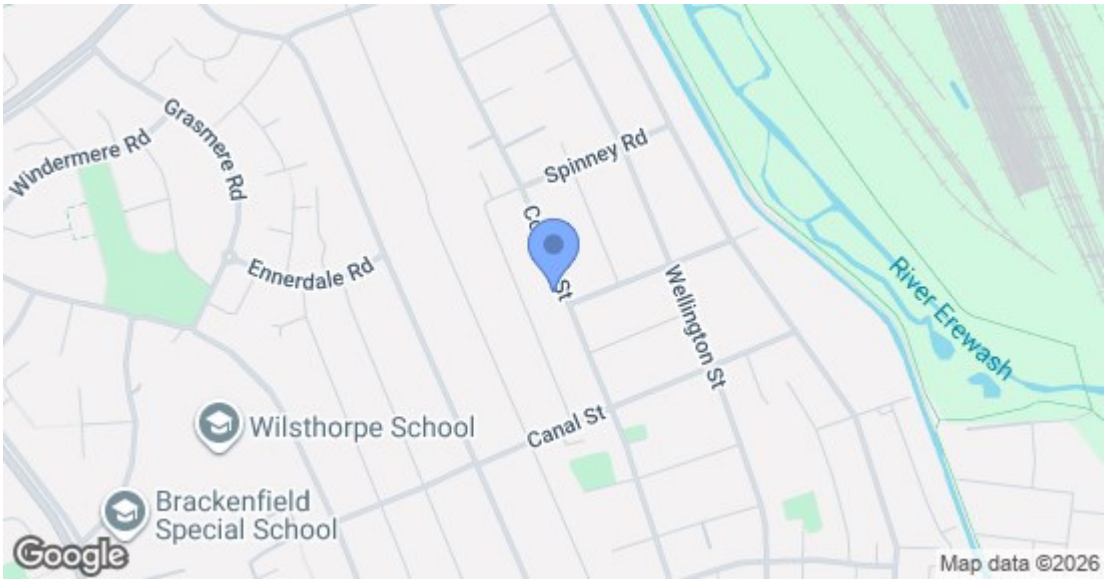
For full details about our auction processes, please refer to the Bidder Terms which can be viewed on our home page.

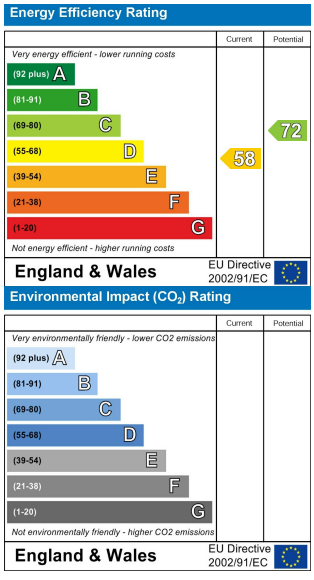
This explains the types of auction and sale methods we offer, the bidding registration process, your payment obligations, and how to view the Legal Pack (and any applicable home report for residential Scottish properties).

Guide Price & Reserve Price

Each property sold is subject to a Reserve Price. The Reserve Price will be within + or - 10% of the Guide Price. The Guide Price is issued solely as a guide so that a buyer can consider whether or not to pursue their interest. A full definition can be found within the Buyers Terms.







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.