

Robert Ellis

look no further...



College Street,
Long Eaton, Nottingham
NG10 4NE

Price Guide £235-245,000
Freehold

0115 946 1818



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@robertellisea



A THREE BEDROOM SEMI DETACHED HOME BEING SOLD WITH THE BENEFIT OF NO UPWARD CHAIN AND A DRIVEWAY TO THE REAR.

Robert Ellis are extremely pleased to bring to the market a spacious property that is ready to move in to. Being situated close to local amenities and facilities and within walking distance of local schools, the property would ideally suit the first time buyer or growing family. The property has character with original internal doors and picture rails to some of the rooms. An early viewing is recommended to fully appreciated all this property has to offer.

The property benefits from gas central heating and double glazing and in brief comprises of an entrance porch, hall, lounge with a bay window to the front, separate dining room with patio doors to the rear, kitchen with utility off and to the first floor there are three good size bedrooms and a family bathroom. The property is set back from the road and has a privately enclosed garden to the rear which also offers off road parking.

The property is within easy reach of the centre of Long Eaton where there are Asda, Tesco and Aldi stores as well as many other retail outlets, there are convenience stores on College Street, excellent schools for all ages, healthcare and sports facilities including the West Park Leisure Centre and adjoining playing fields and the transport links include J25 of the M1, East Midlands Airport and 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.



Entrance Porch

UPVC double glazed front entrance door and window and door to:

Hall

Stairs to the first floor, door to understairs storage cupboard, original front entrance door with stained glass windows, radiator and door to:

Lounge

11'9 x 14'4 approx (3.58m x 4.37m approx)

UPVC double glazed bay window to the front, laminate floor, picture rail, Adam style surround with hearth, radiator, TV and telephone points.

Dining Room

13'4 x 10'1 approx (4.06m x 3.07m approx)

UPVC double glazed patio doors to the rear, radiator and fireplace.

Kitchen

8'4 x 5'9 approx (2.54m x 1.75m approx)

Wall, base and drawer units with work surface over, 1½ bowl stainless steel sink and drainer with mixer tap, integrated oven, gas hob and extractor hood over, splashbacks, tiled floor, spotlights, radiator, UPVC double glazed window to the rear and open to:

Utility Room

5'8 x 2'7 approx (1.73m x 0.79m approx)

UPVC double glazed windows and rear exit door, tiled floor, plumbing for automatic washing machine, work surface and power point.

First Floor Landing

UPVC double glazed window to the side, access to the loft and doors to:

Bedroom 1

12'8 x 10'2 approx (3.86m x 3.10m approx)

UPVC double glazed window to the front, original cast iron fireplace, radiator, TV point and picture rail.

Bedroom 2

12'9 x 10'2 approx (3.89m x 3.10m approx)

UPVC double glazed window to the rear, original cast iron fireplace, radiator.

Bedroom 3

10'3 x 6'2 approx (3.12m x 1.88m approx)

UPVC double glazed window to the front, radiator, gas central heating boiler.

Bathroom

A white three piece suite comprising of a panelled bath with shower from the mains, low flush w.c., pedestal wash hand basin, fully tiled walls and splashbacks, spotlights, chrome heated towel rail and UPVC double glazed window to the rear.

Outside

The property is set back from the road, privately enclosed with fenced boundaries, gate and path to the front entrance door. To the rear there is a garden which has been designed for low maintenance, having a patio area and gravelled area and concrete off road parking which is accessed via double gates. There are two brick stores, one housing a w.c. and the other which is used for storage. The garden is privately enclosed with fenced boundaries and there is an EV charging point. There is also access down the side where there is a garden shed.

Directions

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

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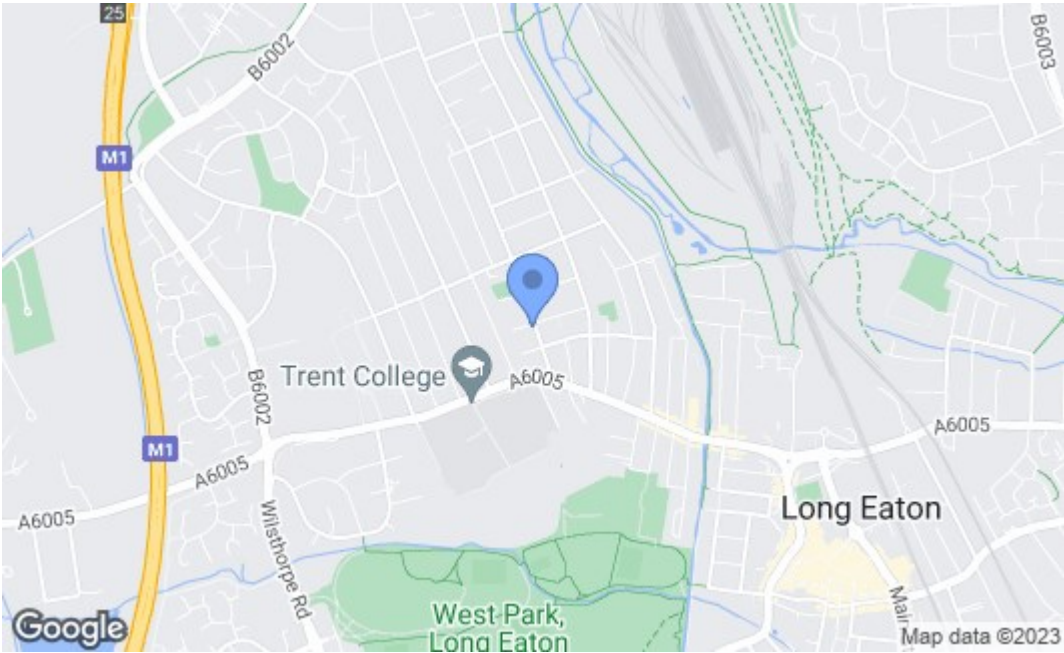
Council Tax

Erewash Borough Council Band B





27 COLLEGE STREET, LONG EATON
TOTAL FLOOR AREA: 882 sq.ft. (82.0 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales EU Directive 2002/91/EC		

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