Robert Ellis

*look no further...*

College Street,
Long Eaton, Nottingham
NG10 4NN

**O/A £174,950 Freehold**

0115 946 1818

/robertellisestateagent @robertellisea

A THREE BEDROOM BAY FRONTED HOME, POSITIONED ON COLLEGE STREET AND OFFERED TO THE MARKET WITH NO ONWARD CHAIN.

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.

Entrance Hall
Double glazed door to the side, stairs to the first floor, radiator and doors to:

Lounge
15'6 x 12'5 approx (4.72m x 3.78m approx)
Double glazed bay window to the front, coving, gas fire (not tested) and radiator.

Dining Room
12'5 x 13'3 approx (3.78m x 4.04m approx)
Double glazed windows to the side and rear, understairs storage cupboard, gas fire (not tested), radiator and open to:

Kitchen
7'5 x 11'11 approx (2.26m x 3.63m approx)
Double glazed door and window to the side, matching wall and base units with work surfaces over, space for a fridge freezer, wall mounted boiler, space for a cooker, plumbing for a washing machine, stainless steel sink and drainer, radiator.

Bathroom
Double glazed window to the side, low flush w.c., panelled bath, wall mounted electric shower, pedestal wash hand basin, fully tiled walls, radiator.

First Floor Landing
With doors to:

Bedroom 1
12'5 x 12'8 approx (3.78m x 3.86m approx)
Double glazed window to the front, radiator.

Bedroom 2
13'3 x 9'4 approx (4.04m x 2.84m approx)
Double glazed window to the rear, radiator and cupboard with loft access hatch.

Bedroom 3
12' x 7'7 approx (3.66m x 2.31m approx)
Double glazed window to the rear, radiator.

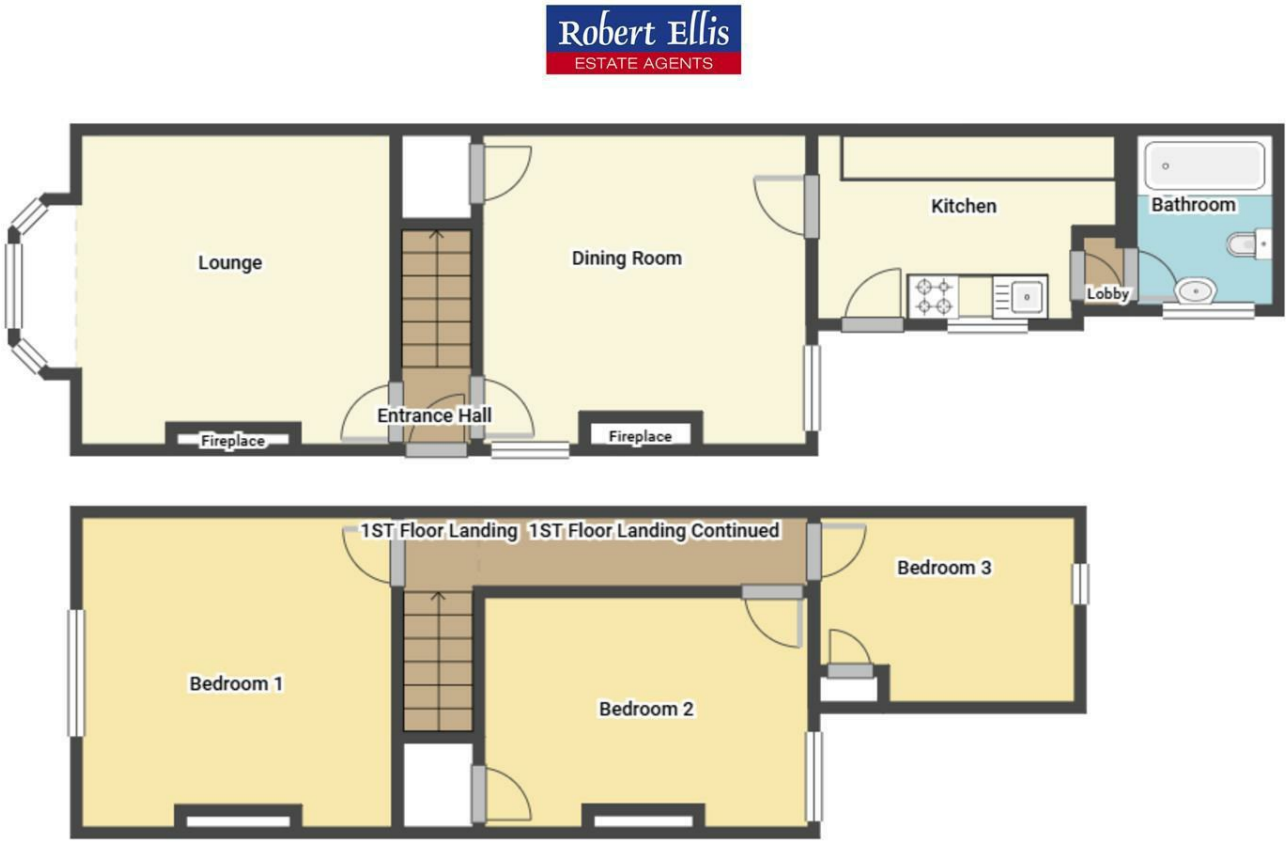
Outside
There is a small frontage with a side gate giving access to the rear.

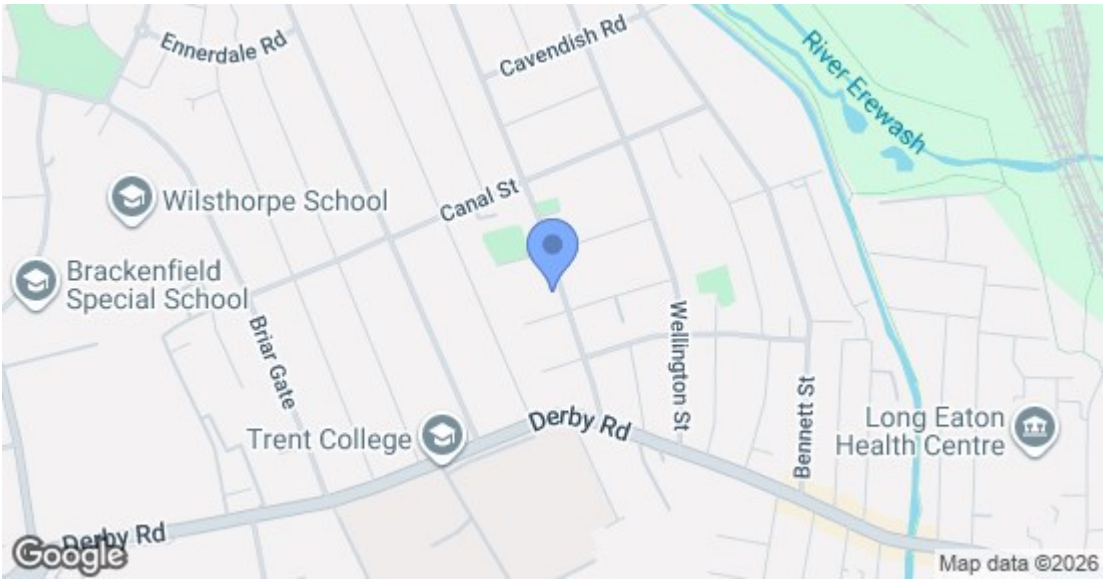
The rear garden is low maintenance with a patio, enclosed by fencing.

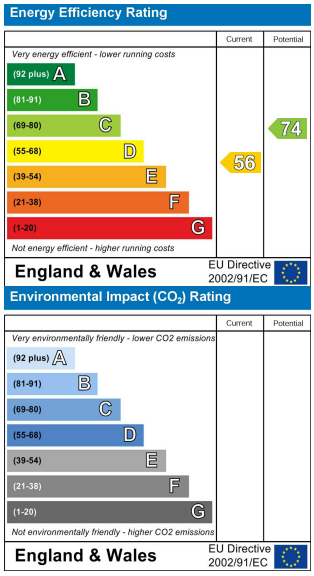
Directions
Proceed out of Long Eaton along Derby Road and aft the bend turn right into College Street and the property can be found on the left hand side.
9219CO

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.

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