



College Street,  
Long Eaton, Nottingham  
NG10 4GX

**Price Guide £170-175,000**  
**Freehold**



A THREE BEDROOM SEMI DETACHED PROPERTY THAT HAS BEEN UPGRADED BY THE CURRENT OWNER AND OFFERS OFF THE ROAD PARKING TO THE REAR.

Robert Ellis are delighted to bring to the market a property that has been modernised throughout, the gas central heating boiler was replaced approximately 2/3 years ago and is double glazed throughout. There is a lovely fitted kitchen to the rear with patio doors onto the garden and the property has been contemporary re-decorated throughout where the rooms have also been re-plastered, had new floor coverings fitted and new internal doors. This property would ideally suit the first time buyer or growing family and is located close to local amenities and facilities, especially within walking distance of schools for all ages, an early internal viewing is a must to fully appreciate the accommodation on offer.

Being situated on College Street on the outskirts of Long Eaton, this traditional property offers two large reception rooms and three bedroom accommodation. The property is well placed for easy access to the local amenities and facilities provided by Long Eaton and the surrounding area, all of which has helped to make this a very popular and convenient place for people to live. An early viewing comes highly recommended in order to fully appreciate the size and quality of the accommodation on offer.

The property in brief comprises of an entrance hall with the front entrance door being at the side of the property, there is a lovely lounge with a bay window, separate dining room and modern fitted kitchen. To the first floor there is a landing with access to three bedrooms and a newly fitted family bathroom. Outside the property is set back from the road having a small garden area to the front and to the rear there is a privately enclosed rear garden with off the road parking.

The property is within easy reach of all the shopping facilities provided by Long Eaton town centre which includes the Asda and Tesco superstores along with numerous other retail outlets, within walking distance there are schools for all ages, healthcare and sports facilities which includes the West Park Leisure Centre and adjoining playing fields and excellent transport links include J25 of the M1, East Midlands Airport, Long Eaton station 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

Composite entrance door, laminate flooring, understairs storage housing electric and gas meters and door to:

### Lounge

12' x 11' approx (3.66m x 3.35m approx)

Double glazed bay window to the front, Double glazed window to the side, radiator, TV point.

### Dining Room

12' x 11'3 approx (3.66m x 3.43m approx)

UPVC double glazed window to the side, laminate flooring, radiator and door to:

### Breakfast Kitchen

17' x 8' approx (5.18m x 2.44m approx)

A great size kitchen with a range of wall and base units with square top work surfaces and slate splashbacks, electric oven and five ring gas hob with extractor hood above, space for washing machine and fridge freezer, wall mounted combination boiler housed in matching wall cupboard, 1½ bowl sink with rinse tap over, double glazed window to the side and double glazed patio doors to the rear. Door to:

### Cloaks/w.c.

Low flush w.c.

### First Floor Landing

With wrap around staircase, double glazed window to the side, radiator, hatch to loft and doors to:

### Bedroom 1

12' x 11' approx (3.66m x 3.35m approx)

Double glazed windows to the front and side and radiator.

### Bedroom 2

11' x 9' approx (3.35m x 2.74m approx)

Double glazed window to the rear and radiator.

### Bedroom 3

9'6 x 7'9 approx (2.90m x 2.36m approx)

Double glazed window to the rear and radiator.

### Bathroom

A re-fitted suite comprising of 'P' shaped panelled bath

with electric shower over and glass privacy screen, vanity unit with inset sink and low flush w.c., opaque double glazed window to the side and tiled walls.

### Outside

A small low maintenance garden to the front and to the rear there is side access to a paved low maintenance garden with walled boundary surrounding. Off road parking space.

### Directions

Proceed out of Long Eaton along Derby Road and turn right onto College Street where the property can be found on the right as identified by our 'for sale' board. 6435AMEC

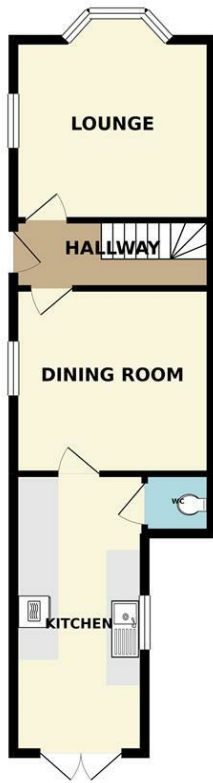
### Agents Notes

The vendor of this property is related to an employee of Robert Ellis.

The EPC for this property was carried out prior to refurbishment work and would now receive a higher rating.



GROUND FLOOR

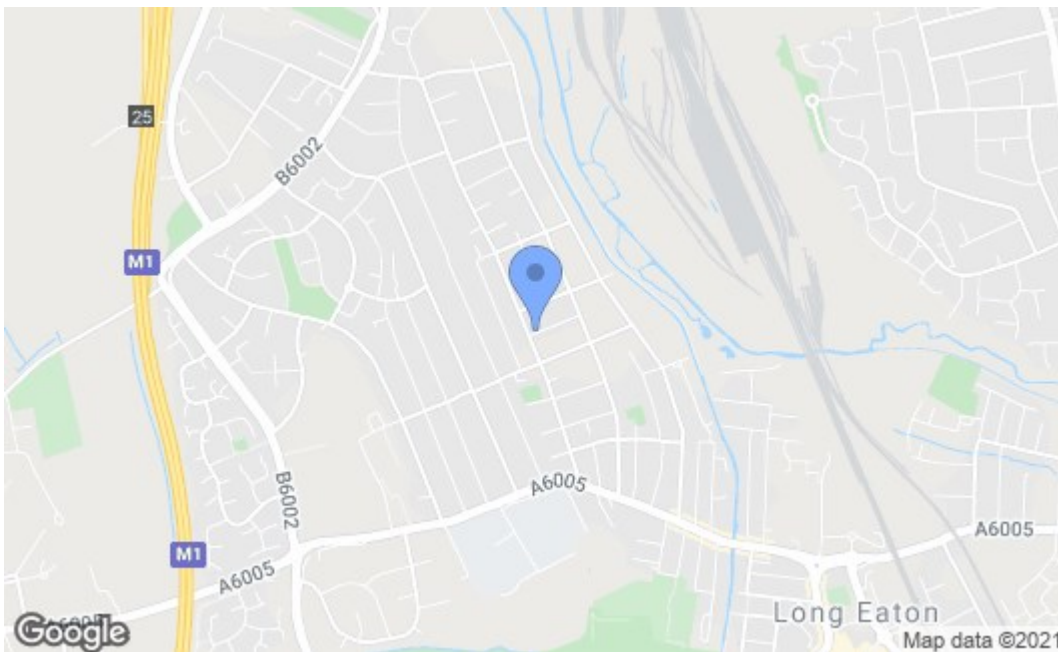


1ST FLOOR



Whilst 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 mis-statement. 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. Made with Metropis ©2019

136 College St, Long Eaton



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		49	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D		45	
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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.