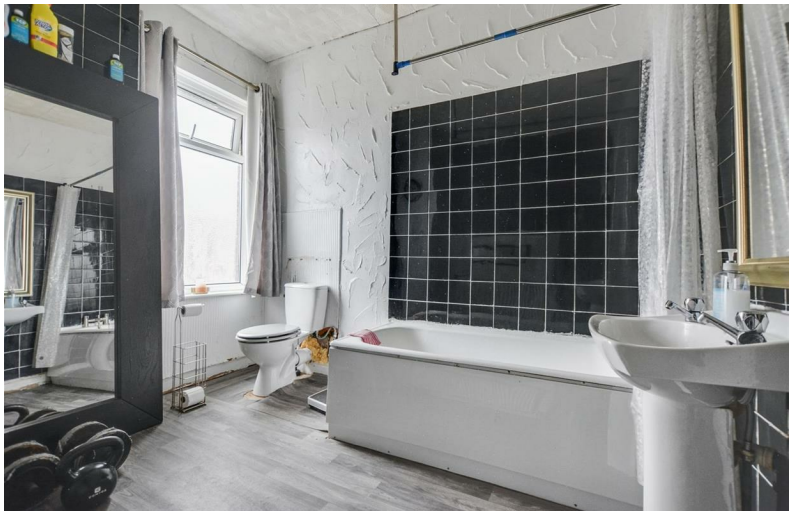
Robert Ellis

look no further...



College Street,
Long Eaton, Nottingham
NG10 4GX

£185,000 Freehold

0115 946 1818

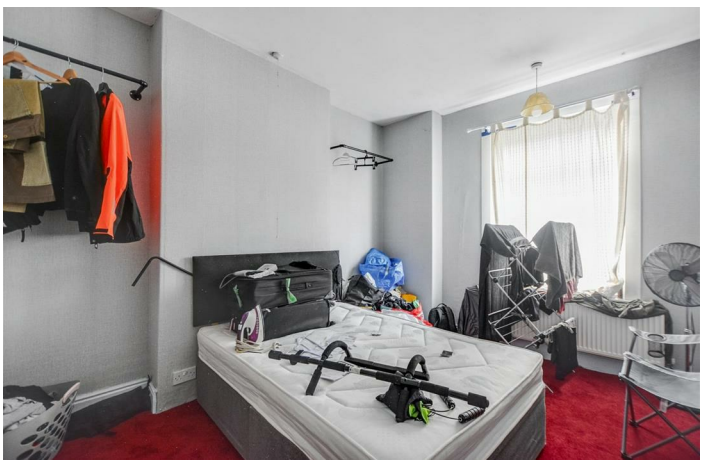
/robertellisestateagent @robertellisea

THIS IS A FOUR BEDROOM VICTORIAN SEMI DETACHED HOUSE WHICH IS NOW IN NEED OF A GENERAL REFURBISHMENT AND UPGRADE PROGRAMME.

Being situated on College Street, which is close to the heart of Long Eaton, this large semi detached property offers the potential for a new owner to upgrade the property to suit their own requirements or possibly suit a developer who is looking to purchase a property where they can rent the whole house or rooms individually. The property requires a large cash injection to purchase and upgrade and we are therefore looking for people who understand what is required to be carried out in this property, who has the knowledge and background to carry out the work required. The property is positioned within easy reach of all the amenities and facilities provided by Long Eaton and the surrounding area and to excellent transport links, all of which have helped to make this a very popular and convenient place to live.

The property stands back from the road with a walled area at the front and is constructed of brick to the external elevations under a pitched tiled roof. The accommodation derives the benefits of having gas central heating, with a relatively new boiler having been fitted, and from being mostly double glazed and includes an enclosed porch, reception hall, a through lounge which has a dining area and was originally two rooms, the kitchen is of a good size and fitted with wall and base units and to the first floor the landing leads to the three bedrooms and bathroom and there is a further double bedroom to the second floor. Outside there is the walled garden area at the front, a shared driveway running down the right hand side of the house and at the rear there is a garden with a brick built garage accessed from the shared driveway.

The property is only a few minutes away from the centre of Long Eaton where there are Asda, Tesco, Lidl and Aldi stores as well as many other retail outlets, there are excellent schools for all ages within easy reach, 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.



Porch
Enclosed porch having a front door with inset glazed panels and a door with an inset opaque glazed panel leading to:

Reception Hall
Stairs to the first floor, radiator, cornice to the wall and ceiling, a plaster arch and a pine door leading to:

Lounge/Dining Room
24'10 x 12'2 approx (7.57m x 3.71m approx)
This through lounge was originally two separate reception rooms and currently has two double glazed windows to the front, a double glazed window to the rear, two radiators, cornice to the wall and ceiling in the front part of the room and a pine door to:

Kitchen
16'4 x 8'9 approx (4.98m x 2.67m approx)
The kitchen has a stainless steel sink set in a work surface with cupboards and space for an automatic washing machine beneath, work surface with two drawers and double cupboard below, space for a gas cooker, work surface with cupboard under, matching eye level wall cupboards with shelving at one end, space for an upright fridge/freezer, two double glazed windows to the side, wall mounted gas meter, half double glazed door leading out to the rear of the property and an understairs storage cupboard.

First Floor Landing
The balustrade continues from the stairs onto the landing and there are stairs to the second floor.

Bedroom 1
12'2 x 10' approx (3.71m x 3.05m approx)
Double glazed window to the rear and a radiator.

Bedroom 2
12'7 x 10' approx (3.84m x 3.05m approx)
Double glazed window to the front and a radiator.

Bedroom 4
8'7 x 5'1 approx (2.62m x 1.55m approx)
Double glazed window to the front.

Bathroom
The large bathroom has a bath with a mixer tap and shower over, pedestal wash hand basin and low flush w.c., opaque double glazed window, tiled walls and a radiator.

Second Floor

Bedroom 3
12'5 x 13'2 approx (3.78m x 4.01m approx)
Window to the side.

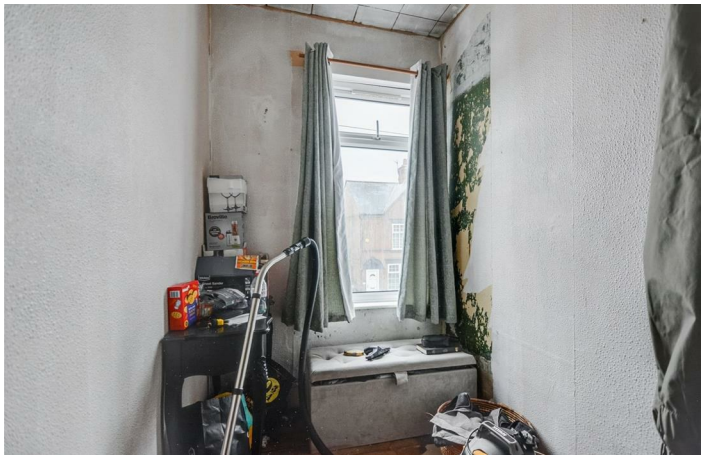
Outside
At the front of the property there is a walled garden area and a path leading from the pavement to the front door. To the right hand side of the property there is a shared driveway which leads to a garage at the rear.

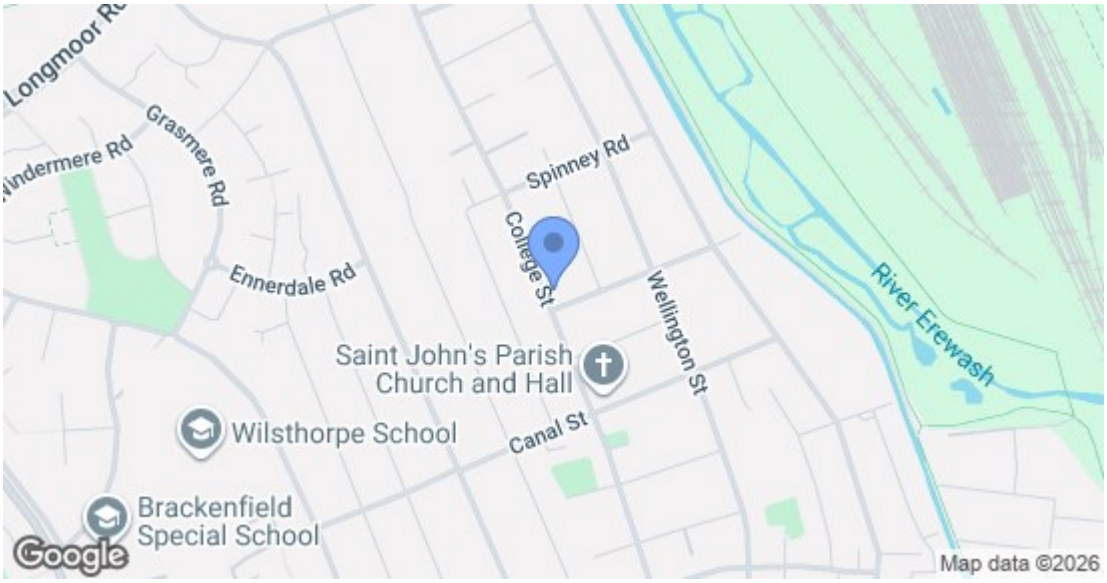
At the rear of the house there is a slabbed area with a fence to the side boundary, a concrete drive leading to the garage. There is a lawned area with a fence to the left hand boundary and a wall to the right and rear boundaries. There is an outside w.c. (not tested) which has an outside tap.

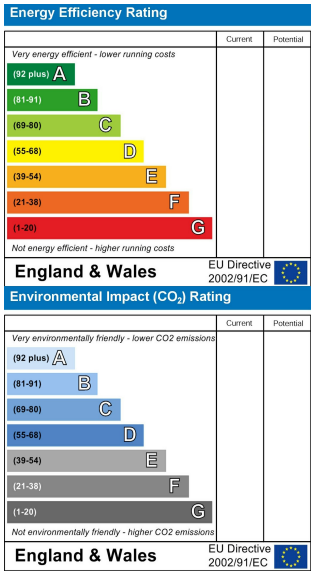
Directions
Proceed out of Long Eaton along Derby Road and at the bend turn right into College Street and the property can be found on the right hand side as identified by our for sale board.
8852AMMP

Council Tax
Erewash Borough Council Band B

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 – 02, EE, 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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