Robert Ellis

look no further...

College Street,
Long Eaton, Nottingham
NG10 4GE

Price Guide £100-110,000

Freehold

0115 946 1818

/robertellisestateagent @robertellisea

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

Robert Ellis are pleased to bring to the market this ground floor flat situated on College Street, ideally positioned for easy access to local shops, amenities and transport links. The accommodation 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.

Offered to the market with no onward chain, this property represents a fantastic opportunity for buy-to-let investors or first-time buyers 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.

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.

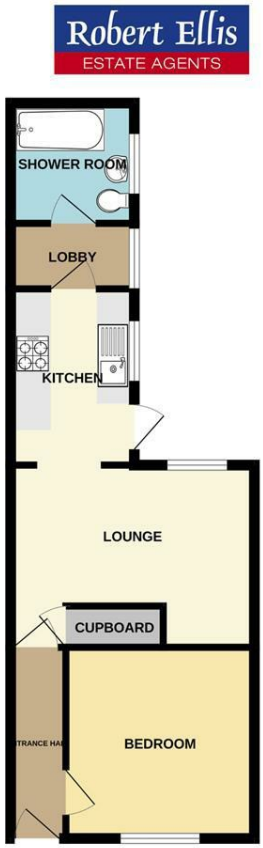
Directions
Proceed out of Long Eaton along Derby Road and at the bend turn right into College Street.
9041CO

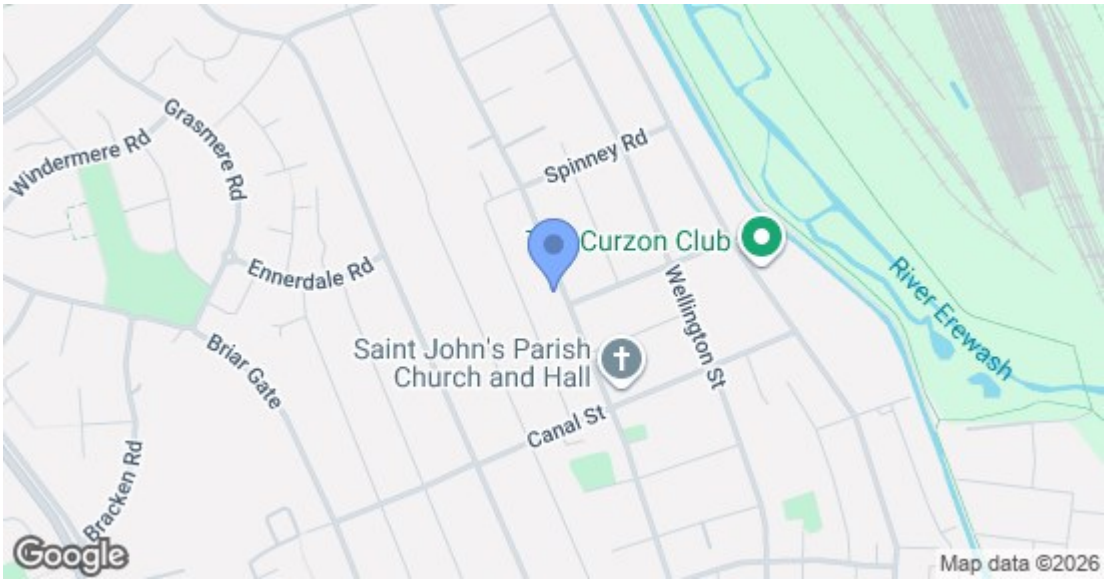
Agents Notes
There are Al photos on this property.

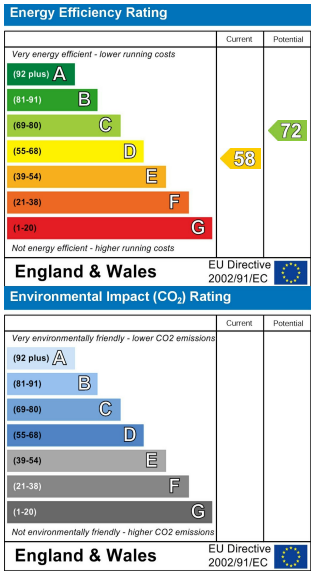
The current owner owns the freehold to this property which will be transferred if someone were to purchase both dwellings. For any further information, please contact our office.

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







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.