Robert Ellis

look no further...







College Street,
Long Eaton, Nottingham
NG10 4GW

£210,000 Freehold

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A TWO DOUBLE BEDROOMED END TERRACE HOME WITH DRIVEWAY PARKING, ENCLOSED LOW MAINTENANCE REAR GARDEN BEING SOLD WITH NO UPWARD CHAIN

Situated in a convenient and popular location, this two-bedroom end terrace home on College Street, Long Eaton, offers an excellent opportunity for first-time buyers looking to take their first step onto the property ladder. Benefitting from a block paved driveway, a good-sized enclosed rear garden and well-proportioned accommodation throughout, the property is ready for its new owner to move straight into whilst offering scope to add their own cosmetic touches and style. Being sold with the benefit of NO UPWARD CHAIN, an early viewing is highly recommended.

The accommodation comprises an entrance into a bay-fronted lounge featuring a fireplace, with a door leading through to the kitchen diner, which is fitted with a range of units and provides access to the first-floor staircase via an inner lobby. To the first floor, the landing gives access to two well-proportioned double bedrooms, both benefitting from fitted wardrobes/storage, together with a shower room having a Velux roof window. Outside, the property enjoys a block paved driveway to the front, whilst to the rear is a good-sized, enclosed and low-maintenance garden with artificial lawn.

College Street is conveniently positioned within Long Eaton, providing easy access to a range of local shops, amenities, schools and transport links. The town centre offers a wider selection of shopping facilities, cafés and everyday conveniences, whilst nearby road networks and public transport connections provide access to Nottingham, Derby and surrounding areas. An ideal location for first-time buyers, commuters and those looking for a well-connected home.





Lounge
12'7" x 13'10" approx (3.84m x 4.22m approx)
UPVC double glazed bay window to the front, UPVC double glazed door with inset obscure glazed panel, wood laminate flooring, ceiling light, radiator, TV and telephone points, feature fireplace with gas fire, understairs storage, door to:

Inner Lobby
Laminate flooring, radiator, ceiling light, stairs to the first floor and door to:

Kitchen Diner
12'6" x 8'8" approx (3.82m x 2.65m approx)
UPVC double glazed door with inset obscure glazed panel and UPVC double glazed window to the rear, cream tiled flooring, ceiling light, radiator. The kitchen consists of wooden Shaker style wall, drawer and base units to two walls with laminate work surface and tiled splashbacks, inset 1½ bowl stainless steel sink and drainer with mixer tap, gas cooker with four ring hob above and extractor over, space and plumbing for a washing machine and integral dishwasher, space for a free standing fridge freezer.

First Floor Landing
5'8" x 4'8" approx (1.74m x 1.43m approx)
Carpeted flooring, ceiling light, loft access hatch and doors to:

Bedroom 1
14'6" x 11'11" approx (4.44m x 3.65m approx)
UPVC double glazed window to the front, carpeted flooring, radiator, ceiling light, telephone point and built-in fitted wardrobes.

Bedroom 2
8'10" x 9'2" approx (2.7m x 2.8m approx)
UPVC double glazed window to the rear, carpeted flooring, radiator, ceiling light and built-in open storage with shelving.

Shower Room
4'7" x 5'9" approx (1.42m x 1.77m approx)
Double glazed Velux window, grey concrete style vinyl flooring, chrome towel radiator, extractor fan, ceiling light, low flush w.c., pedestal wash hand basin with mixer tap and storage below, enclosed corner shower unit with mains fed shower and aqua board panelling, half tiled walls.

Outside
There is a block paved driveway to the front and shared access to the rear.

To the rear there is an enclosed garden with a sandstone patio, two brick built outhouses which are ideal for storage, garden shed at the end of the garden, artificial lawn and plants to the borders. Outside tap and courtesy lighting.

Directions
Proceed out of Long Eaton along Derby Road and at the bend with the church turn right into College Street.
9642JG

Agents Notes
There are AI generated photos on this property.

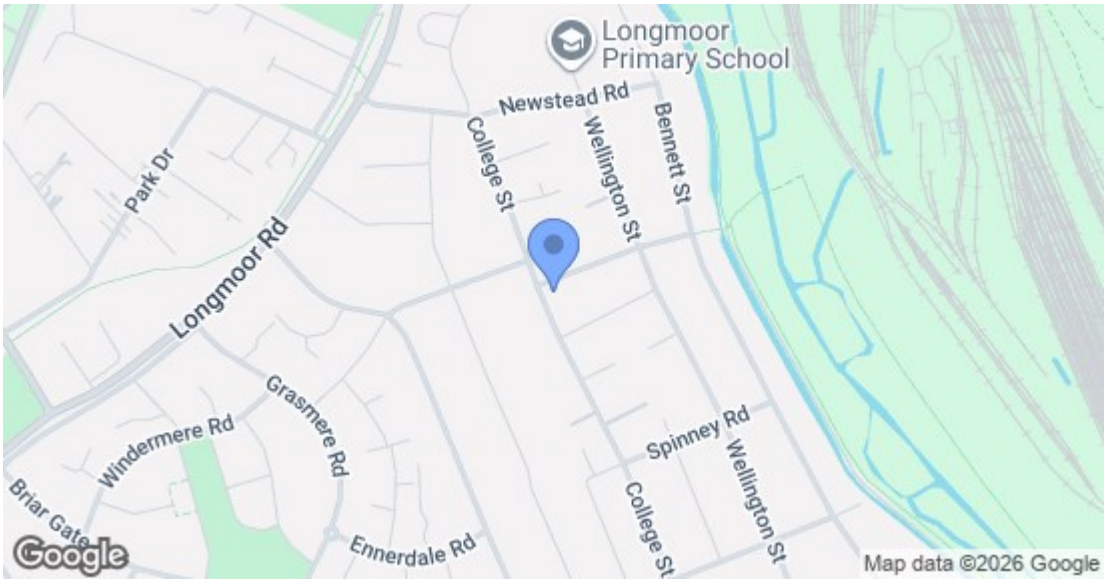
Council Tax
Erewash Borough Council Band A

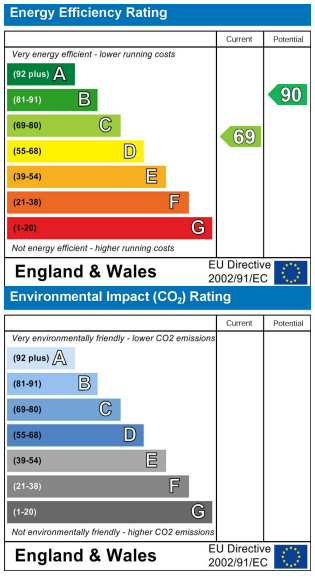
Additional Information
Electricity – Mains supply
Water – Mains supply
Heating – Gas central heating
Septic Tank – No
Broadband – BT, Sky, Virgin
Broadband Speed - Standard 11mbps Superfast 80mbps Ultrafast 1800mbps
Phone Signal – EE, 02, Three, Vodafone
Sewage – Mains supply
Flood Risk – No flooding 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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