



3 Fosbrooke Drive, Long Eaton, Nottingham, NG10 1HJ

£1,200 PCM

- 1 Reception
- Garage Parking
- Sorry, No Pets Allowed
- Detached House
- 3 Bedrooms
- Sorry, No DSS
- Sorry, No Smokers
- Long Eaton

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An extremely well presented, 3 bed detached property with garage on lovely corner plot. Briefly the property comprises, entrance hall with guest cloakroom, having uPVC d/g window to the front, low flush wc and handwash basin. Living Room (15' x 13') having uPVC d/g window to the front, uPVC d/g window and door to the rear, stairs to first floor, gas fire in feature surround and radiator. Dining Room (10' x 9') having uPVC d/g window to the front, radiator and open aspect into the Kitchen (11' x 7') having uPVC d/g window and door to the rear, re-fitted wall and base units with roll edge worksurfaces over, inset sink and drainer, integrated oven, hob, extractor, fridge and washing machine.

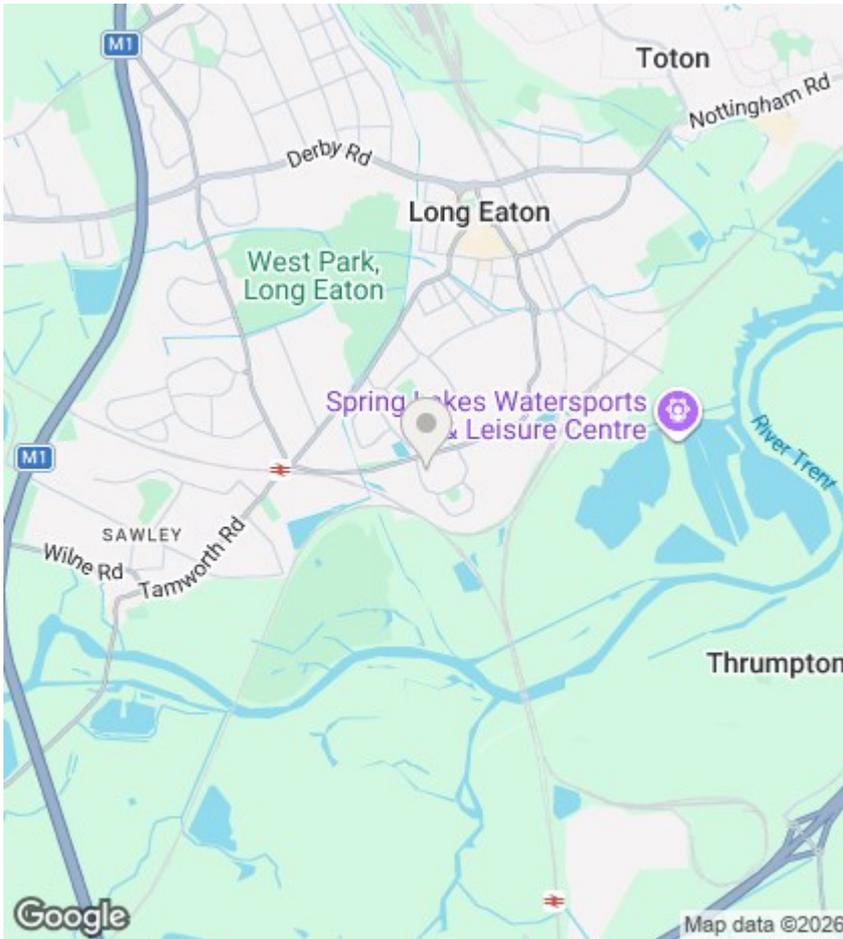
First Floor, landing with uPVC d/g window to the rear and doors off to Bedroom 1 (11' x 8') having uPVC d/g window to the front and radiator. Bedroom 2 (9' x 9') having uPVC d/g window to the front, built in wardrobes and furniture and radiator. Bedroom 3 (7' x 6') having uPVC d/g window to the rear, built in furniture and radiator. Bathroom, re-fitted with uPVC d/g window to the rear, handwash basin in vanity unit, low flush wc and chrome heated towel rail.

Outside to the front is an attractive garden on a spacious corner plot, driveway parking with detached garage and to the rear is an enclosed garden, landscaped for ease of maintenance. Accompanied viewings, Long Eaton office.



Council Tax Band: C





Directions

Viewings

Viewings by arrangement only. Call 0115 9466946 to make an appointment.

EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			81
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	