

10 Gough Grove, Long Eaton, Nottingham, NG10 3NZ
£895

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Well presented Coach House located in Long Eaton with good road links to Nottingham & Derby and within easy access to the train station, West Park and local amenities.

The accommodation on offer comprises of entrance hallway with stairs leading to the first floor, good size L shaped lounge with electric fire, kitchen diner with matching range of wall and base units, fridge/freezer and slimline dishwasher (left as gesture of goodwill) and space for washing machine, built in electric oven, gas hob with extractor over, also located on this floor is guest WC with low level WC and wash hand basin.

To the second floor are two bedrooms and bathroom with separate bath and shower, low level WC and wash hand basin.

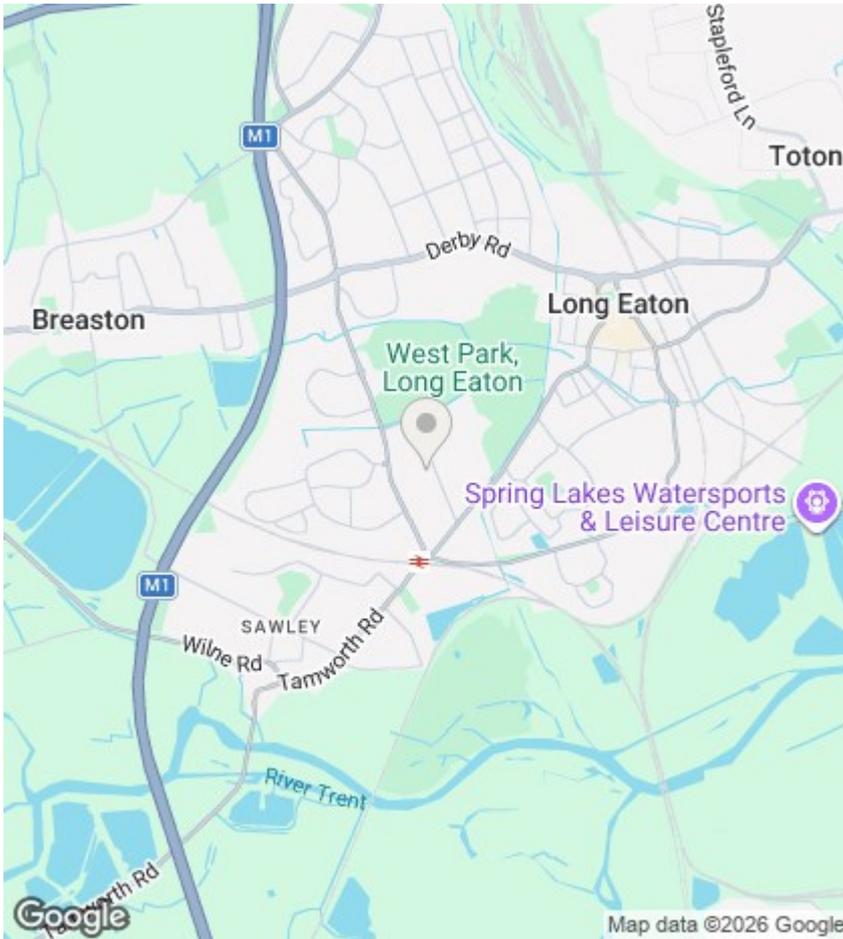
The property has recently undergone considerable improvements including new carpets and decoration. Outside is one allocated parking space and several visitor spaces are available

Viewing essential to appreciate local and size of the property. Available NOW. Accompanied viewings.



Council Tax Band: A





Directions

Viewings

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

EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		76	77
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	