



3 Highfield Street, Long Eaton, Nottingham, NG10 4GY

£1,300

# 3 Highfield Street, Nottingham NG10 4GY

New to the market a well presented and spacious three bedroom property, located close to Long Eaton town centre with an variety of shops and restaurants. Good road links to Nottingham & Derby.

The accommodation on offer comprises of entrance hallway, large well presented lounge with understairs storage, open plan kitchen diner to the rear with matching range of wall and base units, built in electric oven, gas hob and extractor over, space for fridge/freezer and washing machine, dining area with french doors leading to the rear garden.

To the first floor are two bedrooms (one large single one double) and family bathroom with shower over the bath, low level WC and wash hand basin.

To the second floor is bedroom one with ensuite shower room again with low level WC and wash hand basin.

Outside the property is driveway parking and the rear is enclosed with fencing and rear access gate.

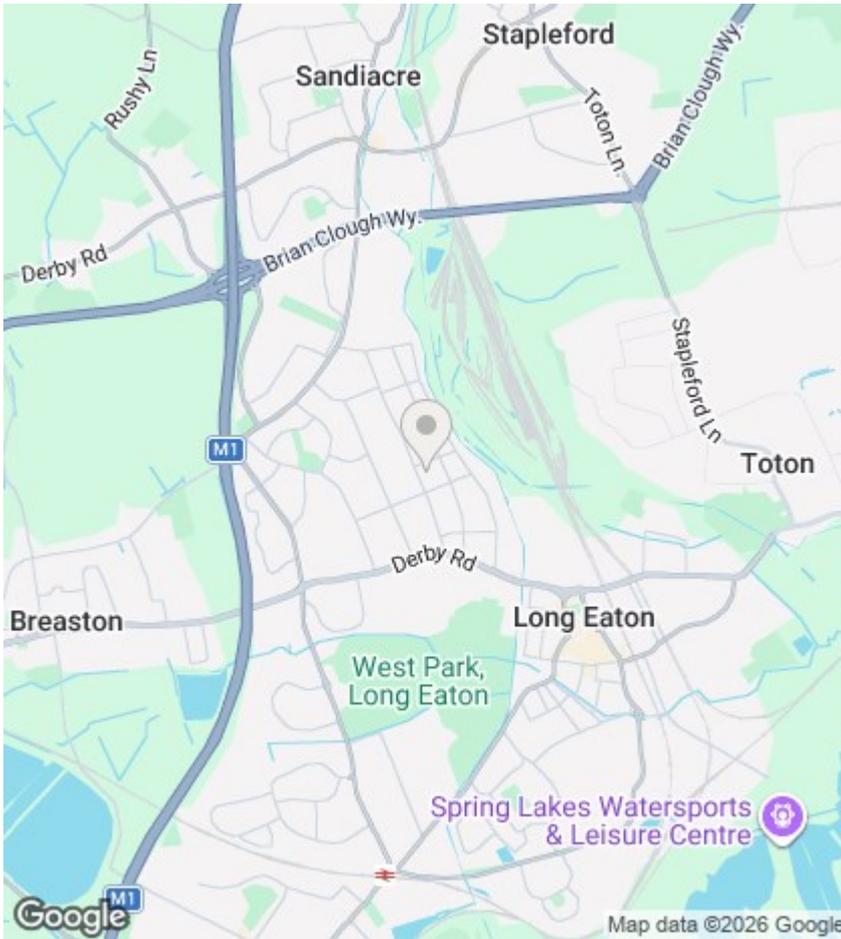
Available NOW. Accompanied viewings.



Council Tax Band: B







## Directions

## Viewings

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

## EPC Rating:

B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			97
(81-91) B		86	
(69-80) C			
(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	