



**60 Landsdown Grove, Long Eaton, Nottingham, NG10 2BH**  
**£895 PCM**

# 60 Landsdown Grove, Nottingham NG10 2BH

New to the market two bedroom terraced property located close to Long Eaton town centre and easy access to all local amenities.

The accommodation comprises of entrance hallway, lounge, dining kitchen with matching range of wall and base units, washing machine (left as gesture of goodwill) built in electric oven, gas hob and extractor over.

To the first floor are two double bedrooms and family bathroom with shower over the bath, pedestal wash hand basin and low level WC.

Outside the property is low maintenance front garden, side access gate leading to the rear with paved patio, lawn and storage shed.

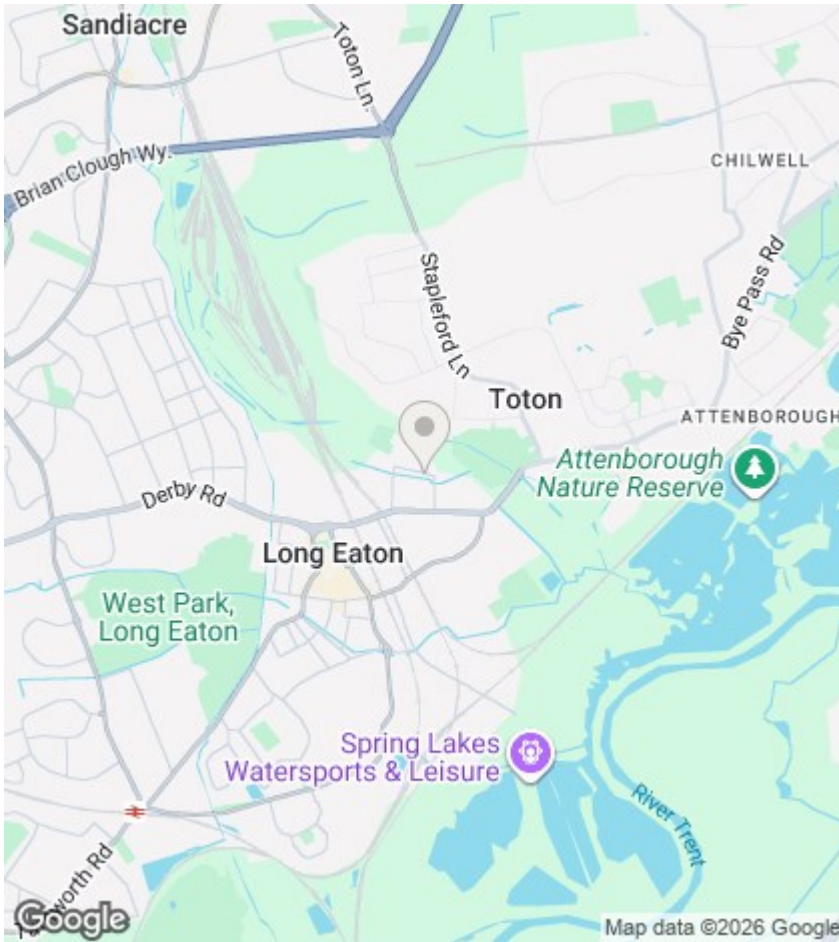
Available Mid April. Accompanied viewings.



Council Tax Band: A







## 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) <b>A</b>			
(81-91) <b>B</b>			<b>86</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>59</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	