



**31 Ingham Road, Long Eaton, Nottingham, NG10 4HX**

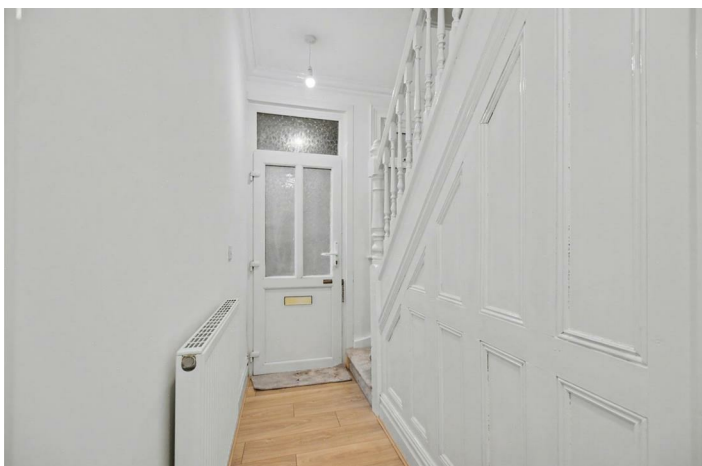
**£1,100 Per Month**

# 31 Ingham Road, Nottingham NG10 4HX

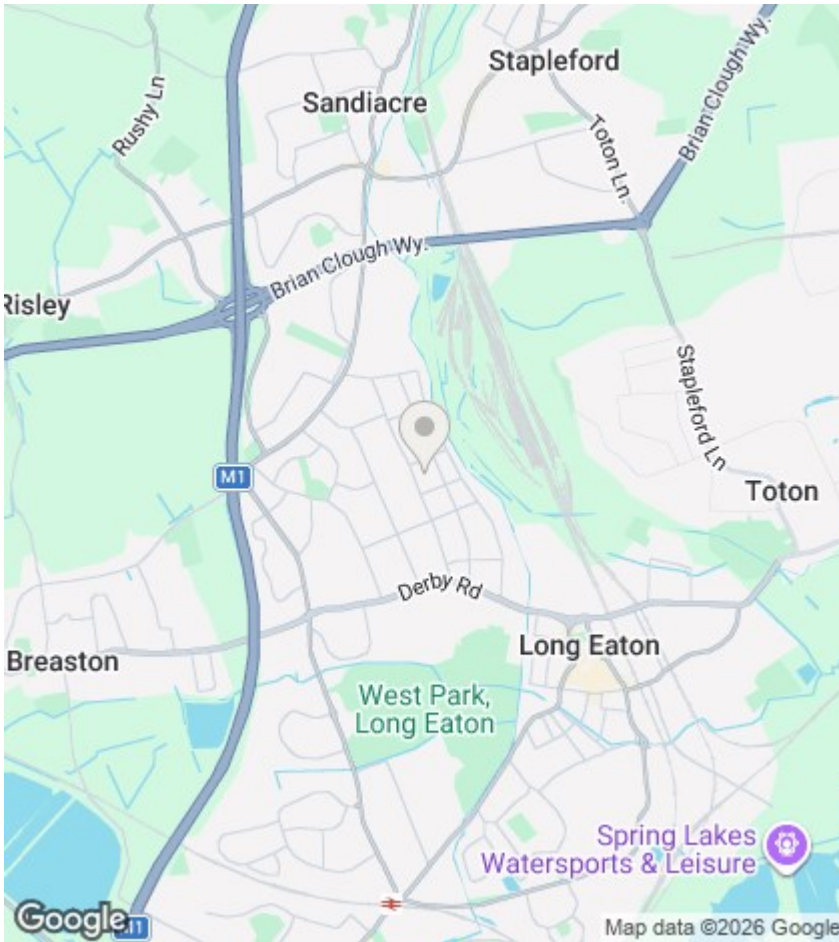
Traditional bay fronted three bedroom semi detached located on a quiet and popular road within easy reach of Long Eaton town centre, A52 & M1. The accommodation comprises of entrance hallway leading through to spacious and open plan dining kitchen with high gloss wall and base units, built in electric oven, hob and extractor over, space for washing machine and UPVC door leading to the rear. Lounge located to the front elevation with bay window. To the first floor are three bedrooms (two double and one single) with benefit of ensuite to bedroom one with rainfall shower, vanity wash basin and low level WC. Family bathroom with white bathroom suite and rainfall shower head over the bath. Outside the property is walled fore garden and timber gate to the rear offering good size rear garden. Available NOW. 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) A			
(81-91) B			82
(69-80) C			
(55-68) D		56	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	