



**273 Bennett Street, Long Eaton, Derbyshire, NG10 4HZ**

**£875 PCM**

- 2 Bedrooms
- 1 Bathroom
- Sorry, No Pets Allowed
- Children Welcome
- Mid Terraced House
- Street parking Available
- Medium Sized Garden
- Sorry, No Smokers
- Unfurnished Property
- Long Eaton

# 273 Bennett Street, Derbyshire NG10 4HZ

An exceptionally well presented 2 bed property in well regarded residential location. Briefly comprising, Living Room (13' x 12') having 5 panel uPVC d/g window to the front, radiator and door into the Kitchen (12'2" x 10') having uPVC d/g window and door to the rear, fitted wall and base units with roll edge worksurfaces over, inset sink and drainer, integrated oven, hob and extractor, storage cupboard, fridge freezer and radiator. Utility room.

First Floor with semi-galleried landing and doors off to Bedroom 1 (13' x 10') having uPVC d/g window to the front and radiator. Bedroom 2 (12' max x 7') having uPVC d/g window to the rear and radiator. Bathroom, having uPVC d/g window to the rear, panel bath with shower attachment, pedestal handwash basin, low flush wc and chrome heated towel rail.

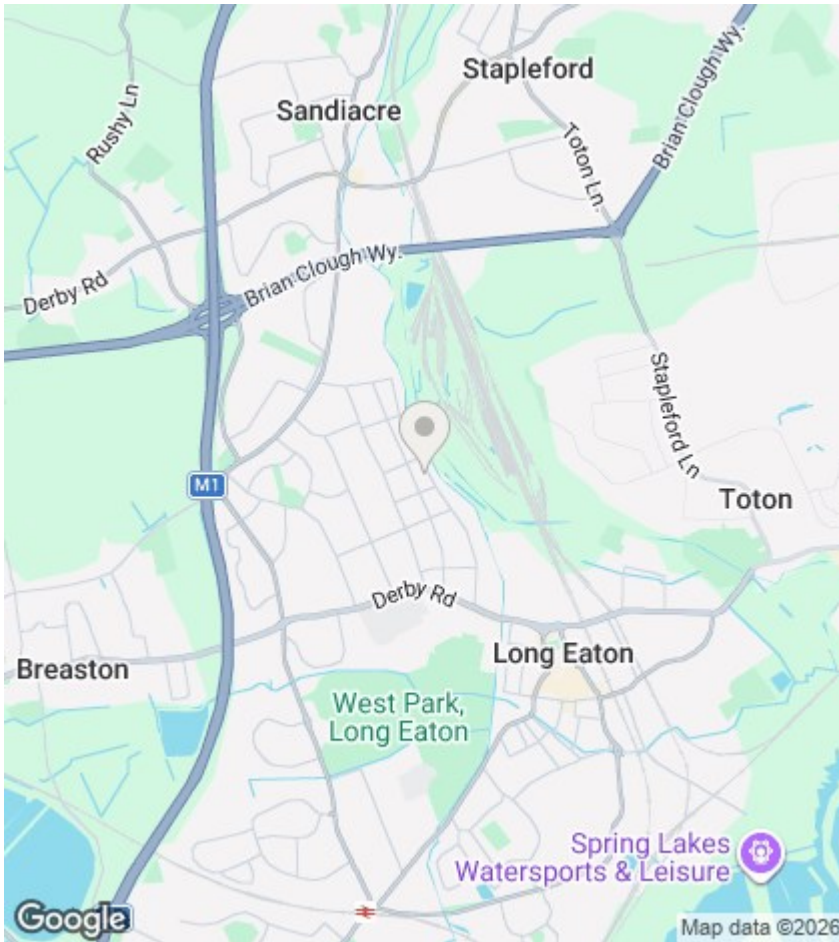
Outside to the rear is an enclosed garden with 2 paved entertaining areas and gravelled space. Available Early August 2026, please be aware that the property will be undergoing improvements including decoration and new flooring. Viewings by appointment. Long Eaton office.



Council Tax Band:







## 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			
(69-80) C			
(55-68) D		62	66
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	