



78 Wharfedale Road, Long Eaton, Nottinghamshire, NG10 3HE

£995 PCM

- 2 Bedrooms
- Medium Sized Garden
- Bungalow
- Driveway Parking Available
- Unfurnished Property

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Robert Ellis are proud to offer for rent this exceptional 2 bedroom BUNGALOW with CONSERVATORY, which has been given an OPEN PLAN facelift to give it a FUNKY, LIGHT and AIRY, APARTMENT FEEL. Ideal for PROFESSIONALS who want CONTEMPORARY ACCOMMODATION with both a GARDEN & DRIVEWAY PARKING. available Mid August, Offered Unfurnished, Accompanied Viewings, Long Eaton Office. Briefly the accommodation comprises

Entrance Hall with storage cupboard, radiator.

Living Room (16'7" x 10'4") having 2 velux style roof windows which give it a really lovely light and airy feel. french doors to the conservatory, radiator and open aspect into the Kitchen, having uPVC d/g window to the side, fitted wall and base units with roll edge worksurfaces over, inset sink and drainer, integrated oven, hob and extractor.

Conservatory (13'3" x 8'4") with radiator and french doors to the garden.



Council Tax Band:





Directions

Viewings

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

EPC Rating:
F

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	29	29
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC