



Curzon Street,
Long Eaton, Nottingham
NG10 4FL

£215,000 Freehold



A THREE BEDROOM SEMI DETACHED HOUSE WITH OFF STREET PARKING AND REAR GARDEN.

Robert Ellis are pleased to bring to the market this spacious three bedroom semi detached home with the benefit of gas central heating with partial double glazing and will appeal to first time buyers, investors or someone looking to put their own stamp on a property.

The property is constructed of brick with render to the exterior. In brief comprising of an entrance porch, lounge with bay window, open plan kitchen diner and conservatory. To the first floor the landing leads to three generous bedrooms and family bathroom. Outside the property boasts off street parking to the front with gated side access and to the rear there is a long garden with patio, decking and storage shed.

Located in the popular residential town of Long Eaton, close to a wide range of local schools, shops and parks. Long Eaton town centre is a short drive away with access to supermarkets, retail shops and healthcare facilities, fantastic transport links are available including nearby bus stops and easy access to major road links such as the A52, A50 and M1, both Long Eaton train station and East Midlands Airport are within a 15 minute drive and an internal viewing is highly recommended to appreciate the space and size on offer.



Lounge

17' x 12'8 approx (5.18m x 3.86m approx)

Single glazed wooden bay window to the front, laminate flooring, gas fire and understairs storage cupboard, obscure double glazed window to the side, ceiling light and radiator.

Kitchen

5'5 x 11'6 approx (1.65m x 3.51m approx)

UPVC double glazed window and door to the rear, wall, base and drawer units with laminate work surface and inset sink and drainer, tiled flooring, electric oven and gas hob with extractor fan over, space for a washing machine and tumble dryer, ceiling light.

Dining Room

7'7 x 12'6 approx (2.31m x 3.81m approx)

Aluminium sliding door to the conservatory, tiled flooring, radiator and ceiling light.

Conservatory

6'5 x 9'2 approx (1.96m x 2.79m approx)

Aluminium sliding door to the dining room, UPVC double glazed windows and French doors to the rear, vinyl flooring.

First Floor Landing

Obscure UPVC double glazed window to the side, loft hatch, ceiling light and a radiator.

Bedroom 1

11'5 x 9'7 approx (3.48m x 2.92m approx)

UPVC double glazed window to the front, radiator and ceiling light.

Bedroom 2

9'5 x 10'5 approx (2.87m x 3.18m approx)

UPVC double glazed window to the rear, radiator, ceiling light and built-in storage cupboard.

Bedroom 3

6'5 x 6' approx (1.96m x 1.83m approx)

UPVC double glazed window to the front, laminate flooring, radiator and a ceiling light.

Bathroom

5'5 x 5'5 approx (1.65m x 1.65m approx)

Obscure UPVC double glazed window to the rear, vinyl flooring, low flush w.c., pedestal wash hand basin, bath with electric shower over, radiator and ceiling light.

Outside

The garden is low maintenance, there is a patio, decked area and storage shed.

Directions

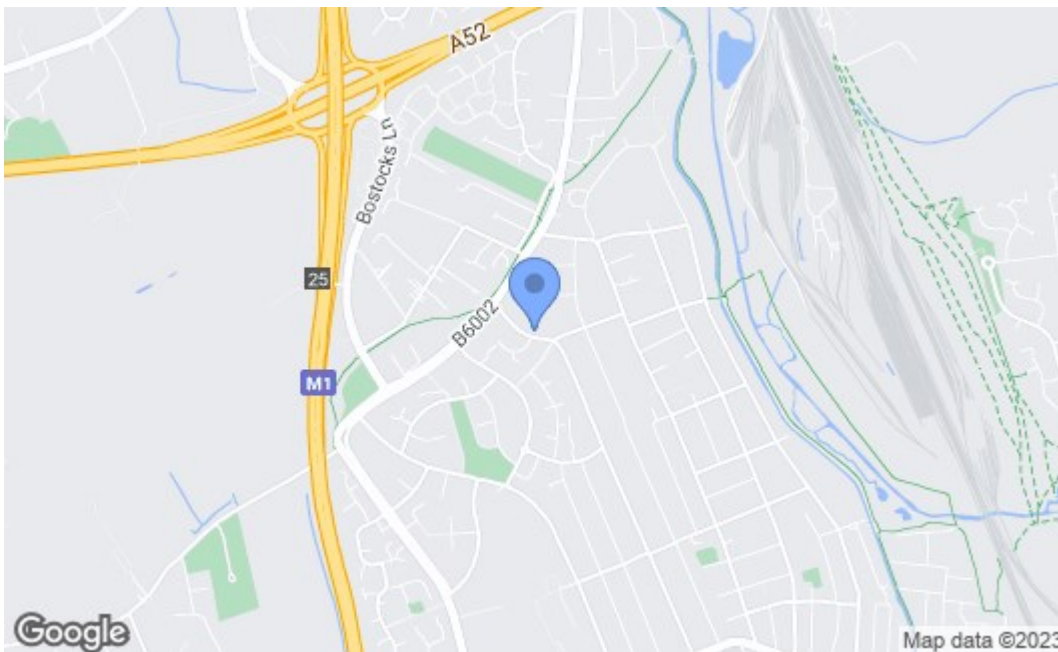
Proceed out of Long Eaton along Derby Road and after passing the bend Curzon Street can be found as the second turning on the right and the property identified by our for sale board.

7417AMRS

Council Tax

Erewash Borough Council Band B





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			61
(39-54) E			
(21-38) F		16	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.