



Northcote Street, Long Eaton, Nottingham, NG10 1EZ

Guide Price £190,000-£200,000 Freehold



Northcote Street, Long Eaton

2 Bedrooms, 1 Bathroom

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- Extensively Renovated Two Bedroom Semi-Detached House
- Open Plan Dining/Kitchen
- Newly Installed Windows
- New Roof
- New Plumbing
- Electrical Re-Wire
- Central Location

Renovated throughout to an exemplary standard this two bedroom semi-detached house makes for the perfect first time purchase. Perfectly blending a contemporary finish with charm and character the accommodation comprises of a living room, open plan kitchen/diner with a refitted kitchen, two double bedrooms and a refitted bathroom. The property also benefits from new double glazing, new plumbing, a new roof and a newly landscaped, low maintenance rear garden



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

with fantastic feature artwork. On road parking is available to the front and situated in Long Eaton town centre there are an array of local amenities and transport connections within walking distance. Early viewing is strongly recommended to appreciate the accommodation available.

LIVING ROOM 12' 1" x 11' 11" (3.68m x 3.63m) With fitted carpet, uPVC double glazed bay window to the front elevation, wall mounted radiator and ceiling light.

HALL With fitted carpet and stairs rising to the first floor.

DINING ROOM 12' 0" x 11' 9" (3.66m x 3.58m) With wood effect flooring, dual aspect uPVC double glazed windows to the side and rear elevations, wall mounted radiator and ceiling light.

KITCHEN 14' 1" x 5' 5" (4.29m x 1.65m) With a range of fitted high and low level units with a squared edge worktop over with upstand, integrated fridge/freezer,

electric oven, inset hob and extractor hood over, wood effect flooring, washing machine plumbing, dual aspect uPVC double glazed windows to the side and rear elevations, external uPVC door to the rear garden, heated towel rail and fitted ceiling spotlights.

LANDING The first landing has fitted carpet and ceiling light and provides access to both bedrooms. There is an additional landing accessed from both bedrooms which in turns provides access to the bathroom; there is a fitted carpet and fitted ceiling spotlights.

MASTER BEDROOM 12' 0" x 12' 0" (3.66m x 3.66m) With fitted carpet, uPVC double glazed window to the front elevation, wall mounted radiator and ceiling light.

BEDROOM TWO 11' 10" x 8' 5" (3.61m x 2.57m) With fitted carpet, uPVC double glazed window to the rear elevation, wall mounted radiator and ceiling light.

BATHROOM 8' 11" x 5' 9" (2.72m x 1.75m) With a fitted suite comprising of a bath with chrome mixer tap

and a mains fed mixer bar shower over, low flush w.c., pedestal wash hand basin, floor covering and part wall tiling, opaque uPVC double glazed window to the rear elevation, heated towel rail and fitted ceiling spotlights.

EXTERNAL The property offers an enclosed, low maintenance rear garden which has a block paved patio area with a separate gravelled area, walled and fenced boundary with stunning artwork and secure gate access. To the front a paved front garden is enclosed by a black railed boundary.

AGENTS NOTE Please note that the EPC was carried out before the renovations and therefore the true rating is likely to be higher than the one specified within the EPC report.









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