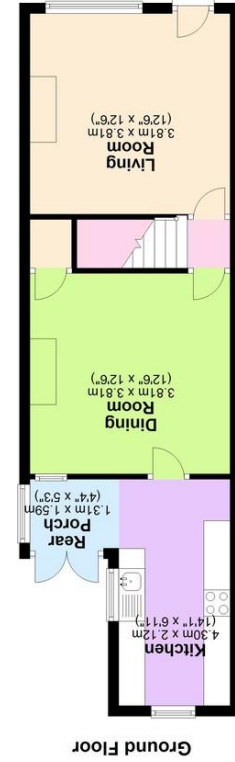
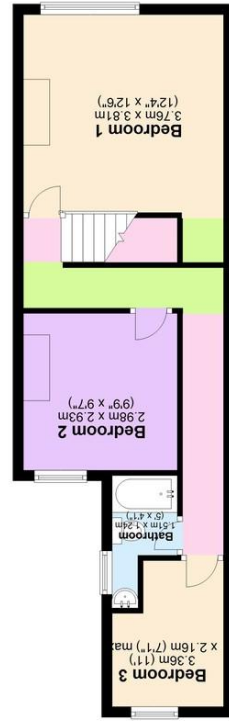


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



ESTATE AGENTS, VALUERS AND AUCTIONEERS

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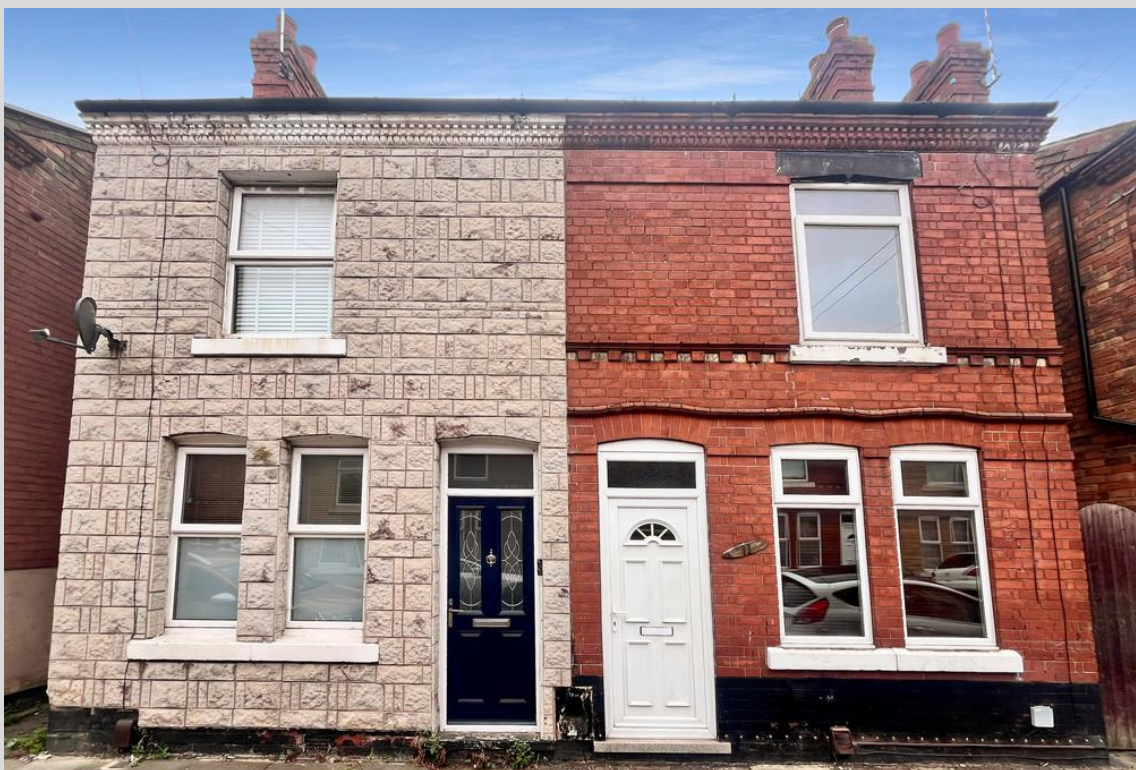
Derby Road  
 Long Eaton  
 Nottingham  
 NG10 1LU  
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11 Bennett Street, Long Eaton, NOTTINGHAM, NG10 4RF

Asking Price Of £175,000



Three bedroom semi detached house located in Long Eaton, NOTTINGHAM

VACANT POSSESSION AND NO UPWARDS CHAIN, a three bedroom semi detached house ideally located close to Long Eaton town centre.



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## Property Description

Chain free and vacant possession a three bedroom semi detached house in convenient location and ideally placed for excellent transport links.

The property benefits from a damp proof course, double glazing and gas central heating and although very liveable the property would benefit further redecoration in areas but has been left for a new buyer to put there stamp on. Access is direct from the road with side entrance to the rear enclosed garden. It offers three bedrooms and two reception rooms with plenty of space to accommodate a growing family.

The property is within easy reach of the excellent local schools, Long Eaton town centre is only a short walk away where there are Asda, Tesco, Lidl and Aldi stores, as well as many other retail outlets. There are healthcare and sports facilities, including West Park Leisure Centre and adjoining playing fields and the excellent transport links including Junction 25 of the M1, East Midlands Airport, stations at Long Eaton and East Midlands Parkway and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.



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**LIVING ROOM:** 12' 5" x 12' 5" (3.81m x 3.81m) Double glazed uPVC window and door to the front, laminate flooring, radiator and damp proof course.

**DINING ROOM:** 12' 5" x 12' 5" (3.81m x 3.81m) Double glazed uPVC window to the rear, laminate flooring, radiator and damp proof course.

**KITCHEN:** 14' 1" x 6' 11" (4.30m x 2.12m) Double glazed uPVC windows to the rear and side, fitted under and over counter units, electric oven, hob and extractor fan, 1½ sink with mixer tap and drainer, tiled flooring and tiled splash backs. Access to rear porch.

**BEDROOM ONE:** 12' 5" x 12' 4" (3.81m x 3.76m) Double glazed uPVC window to the front, carpet and radiator.

**BEDROOM TWO:** 9' 7" x 9' 9" (2.93m x 2.98m) Double glazed uPVC window to the rear, carpet and radiator.

**BEDROOM THREE:** 7' 8" x 7' 1" (2.36m x 2.16m) Double glazed uPVC window to the rear, carpet and radiator.

**BATHROOM:** 4' 1" x 8' 3" (1.26m x 2.53m) Double glazed uPVC window to the side, fitted suite with panelled bath, shower over, WC, sink, towel rail, floor and wall tiles.

**OUTSIDE:** To the front of the property is on street parking and an allyway to the rear garden via a gate. The rear enclosed garden has a patio area along with lawn, tree and some shrubs and is generally low maintenance.

**TENURE:** Freehold.

**VIEWINGS:** Strictly by appointment only via Wallace Jones estate agents.

