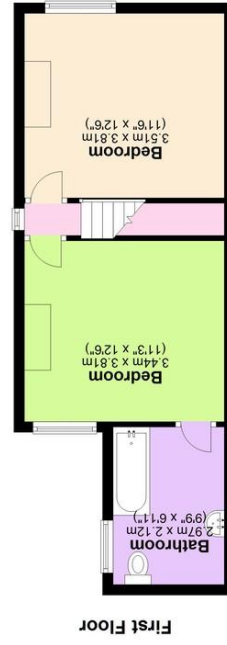


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		65 D	85 B



ESTATE AGENTS, VALUERS AND AUCTIONEERS

WALLACE · JONES



Derby Road  
 Long Eaton  
 Nottingham  
 NG10 1LU  
 Tel: 01159468946  
 enquiries@wallacejones.net  
 www.wallacejones.co.uk



WALLACE · JONES  
 ESTATE AGENTS, VALUERS AND AUCTIONEERS

33 Conway Street, Long Eaton, NOTTINGHAM, NG10 2AF

Asking Price Of £159,950



Two bedroom semi-detached house located in Long Eaton, Nottingham, INVESTORS ONLY. To be sold with tenant in situ, a two double bedroom semi detached house ideally located near the centre of Long Eaton.



**WALLACE · JONES**  
ESTATE AGENTS, VALUERS AND AUCTIONEERS

### Property Description

INVESTORS ONLY To be sold with tenant in situ currently on an assured shorthold tenancy paying £675 PCM.

Two double bedroom semi detached house with two reception rooms, downstairs WC and utility, bathroom and rear enclosed garden. The property is in good condition throughout, it has double glazing and gas central heating and is ideally located close by to Long Eaton town centre.



**WALLACE · JONES**  
ESTATE AGENTS, VALUERS AND AUCTIONEERS

Located in the popular residential town of Long Eaton within walking distance to the town centre, this property is situated close to a wide range of local schools, shops, parks, supermarkets and healthcare facilities. There are fantastic transport links available including nearby bus stops and easy access to major road links such as the M1, A50 and A52 to both Nottingham and Derby with East Midlands Airport and Long Eaton train station just a short drive away.

