



## 20 Neale Street, Nottingham, NG10 1FF

We are delighted to bring to the market this detached Edwardian property in a quiet location, providing good access to Long Eaton town centre and mainline railway station. Internally the property comprises of entrance hall, lounge, kitchen diner, utility room, three bedrooms and a family bathroom. Externally the property comprises of a low maintenance rear garden. An internal inspection is highly recommended to appreciate the accommodation on offer.

**Price £240,000**

# 20 Neale Street

Long Eaton, Nottingham, NG10 1FF



- POPULAR LOCATION
- MODERN FITTED KITCHEN/DINER
- EPC RATING E
- CLOSE TO ALL LOCAL AMENITIES
- ENCLOSED REAR GARDEN
- VIEWING ADVISED
- COUNCIL BAND B

FRONT ELEVATION

ENTRANCE HALLWAY

LOUNGE

15'0" x 9'10" (4.59 x 3)

KITCHEN/DINER

21'3" x 10'11" (6.5 x 3.35 )

UTILITY ROOM

5'4" x 9'10" (1.65 x 3)

STAIRS AND LANDING

BEDROOM ONE

14'4" x 11'1" (4.37 x 3.4)

BEDROOM TWO

14'11" max x 9'10" (4.57 max x 3 )

BEDROOM

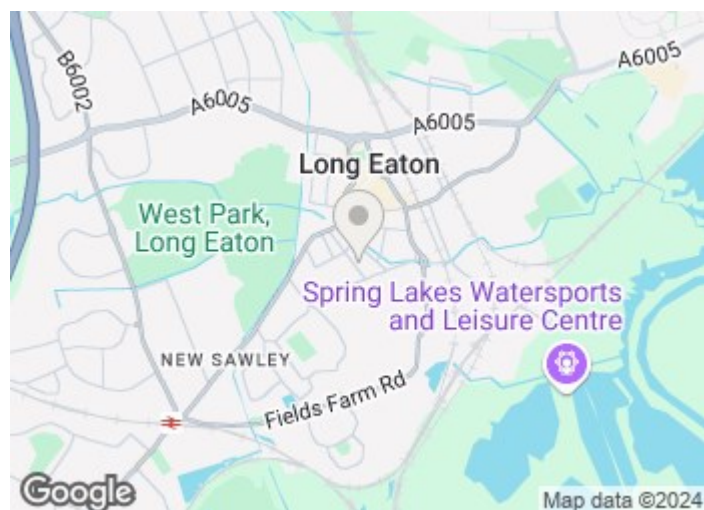
THREE/STUDY/OFFICE

5'4" x 6'5" (1.65 x 1.98 )

FAMILY BATHROOM

9'2" x 7'2" (2.8 x 2.2)

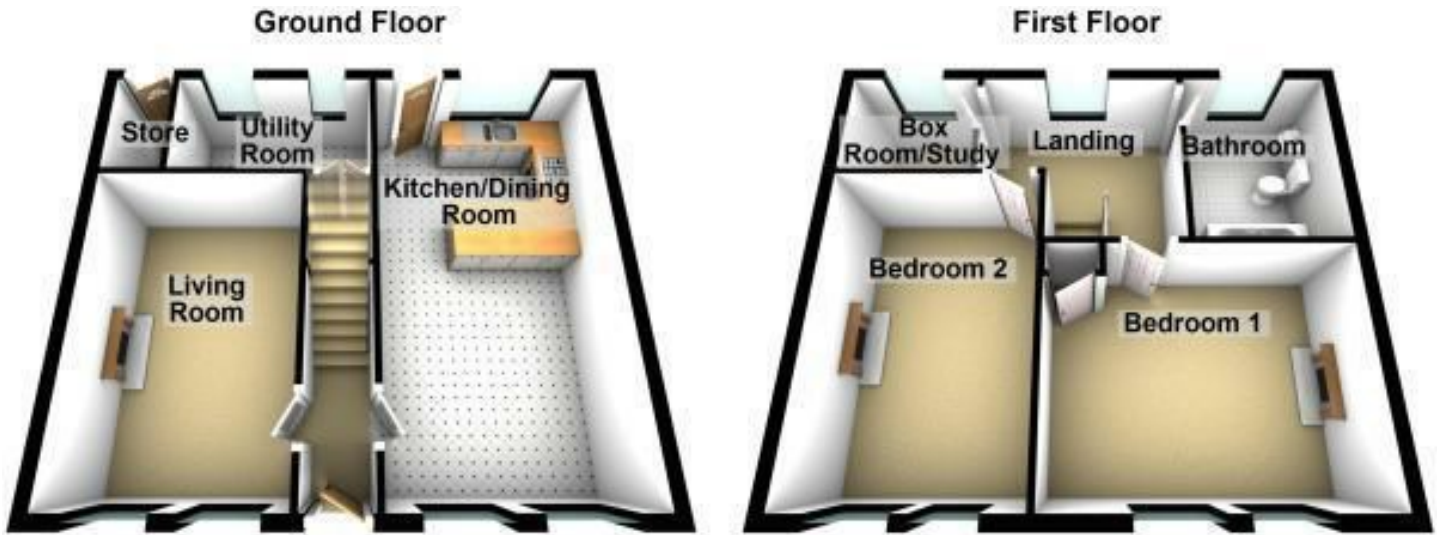
ENCLOSED REAR GARDEN



Directions



# Floor Plan



These floorplans are given for guidance only and do not form any part of a contract. Plan produced using PlanUp.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
<p>Very energy efficient - lower running costs</p> <p>A (92 plus)</p> <p>B (81-91)</p> <p>C (69-80)</p> <p>D (55-68)</p> <p>E (39-54)</p> <p>F (21-38)</p> <p>G (1-20)</p> <p>Not energy efficient - higher running costs</p>		<p>83</p> <p>51</p>	<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>A (92 plus)</p> <p>B (81-91)</p> <p>C (69-80)</p> <p>D (55-68)</p> <p>E (39-54)</p> <p>F (21-38)</p> <p>G (1-20)</p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>
England & Wales	EU Directive 2002/91/EC		England & Wales