



45 Haddon Way, Nottingham, NG10 3EE

New to the market this well presented two bedroom property, providing good access for local amenities. An internal inspection is highly recommended to appreciate the space and quality of accommodation on offer. Internally the property comprises of entrance hallway, lounge/diner leading to open plan modern fitted kitchen, two double bedrooms and a modern shower room. This property is ideal for a first time buyer or an investment customer. Call today don't miss out

Price £115,000

45 Haddon Way

Long Eaton, Nottingham, NG10 3EE



- POPULAR LOCATION
- INTERNALLY IN GOOD CONDITION
- COUNCIL TAX BAND A
- SERVICE CHARGE IS APPROX £700.00 PA
- VIEWING ADVISED
- TWO DOUBLE BEDROOMS
- EPC RATING C
- IDEAL FIRST TIME BUYERS PROPERTY
- MODERN SHOWER ROOM
- LEASE REMAINING IS 107 YEARS

FRONT ELEVATION

ENTRANCE HALLWAY

LOUNGE/DINER

17'8" x 10'4" (5.39 x 3.15)

KITCHEN AREA

8'6" x 10'2" (2.6 x 3.1)

SHOWER ROOM

BEDROOM ONE

11'1" x 10'4" (3.4 x 3.15)

BEDROOM TWO

10'4" x 6'11" (3.15 x 2.13)

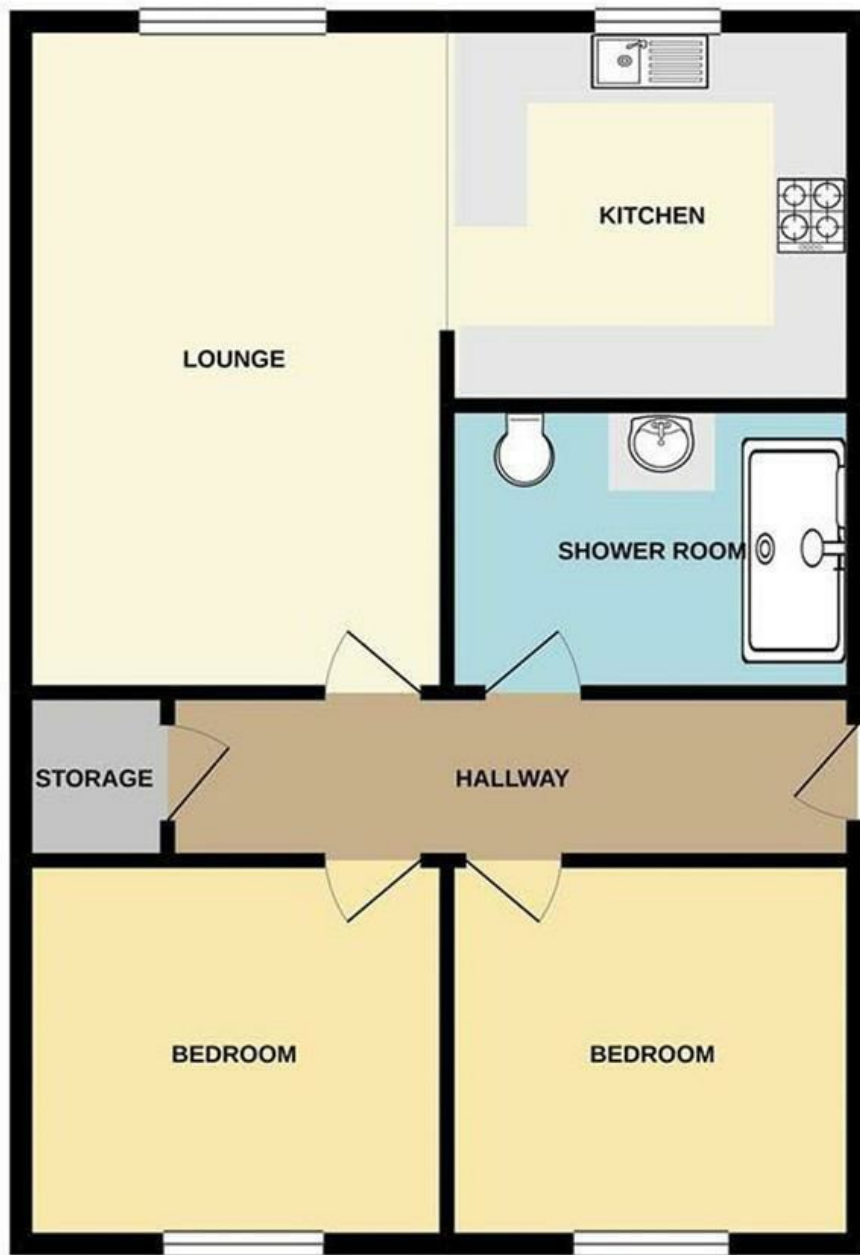


Directions



Floor Plan

GROUND FLOOR



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 ₂) Rating	
	Current	Potential	
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>	74	77	<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>
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