



## Two bedroom Semi-Detached house located in Long Eaton.

Asking Price Of  
£215,000

Find us on..



**M** | **MERRITT ESTATES**  
LETTINGS & PROPERTY MANAGEMENT



# 13 Cannock Way Long Eaton Nottingham NG10 2EY



2



1



1



EPC

C



## PROPERTY SUMMARY

A two-bedroom semi-detached property, offered to the market with vacant possession and no upward chain.

Enclosed rear garden and driveway parking.

Early Viewing comes highly recommended.

Accommodation briefly comprises of an entrance hallway, Spacious reception room with patio doors leading to a light and airy conservatory. Patio doors leading to an enclosed rear garden and side access.

A separate kitchen with both base and wall units, additional space for appliances.

To the first floor, two double bedrooms with family bathroom benefiting from a corner shower.

Offered to the market with vacant possession and no upward chain. Gas centrally heated and double glazing throughout.

A few minutes away from Long Eaton town centre where there are several shops and retail outlets, a variety of schools for all ages within walking distance of the property. Excellent transport links include junctions 24 and 25 of the M1, East Midlands Airport which can be reached via bus routes. Train stations at Long Eaton and East Midlands Parkway and the A52 and other main roads provide good access to Nottingham & Derby.

These sales particulars have been prepared by Merritt Estates and produced in good faith on the instruction of the vendor. All measurements should be regarded as approximate.

It is a mandatory requirement for a Sales Agent to be part of a redress scheme. Merritt Estates have membership with The Property Ombudsman (a government approved redress scheme).

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

