



1 St. Albans Close

Long Eaton, Nottingham, NG10 1QB

Offers In Excess Of £270,000



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Accommodation

Entrance Hallway

Having uPVC double glazed front door leading into hallway, wood effect laminate flooring and storage cupboard.

Kitchen/Diner

9'1" x 15'9" (2.77 x 4.82)

Having dual aspect uPVC double glazed windows to the front elevation, gas central heating radiator, contemporary wall and base units with complimenting work surfaces, intergraded Zanussi electric oven and Zanussi induction hob, integrated fridge freezer, dishwasher, washing machine and microwave. There is ample space for a dining table, wood effect laminate flooring and ceiling spotlights.

Downstairs Cloakroom

Having uPVC opaque double glazed window to the side elevation, W.C, vanity unit with hand wash basin, wood effect laminate flooring and chrome heated towel rail.

Living Room

12'7" x 15'9" (3.85 x 4.82)

Having uPVC double glazed window to the rear elevation and sliding double glazed doors leading into conservatory, gas central heating radiator, panelling to walls

Conservatory

9'4" x 8'7" (2.87 x 2.63)

Having a brick base with uPVC double glazed windows and double doors leading to the rear garden and underfloor heating.

Landing

Having uPVC opaque double glazed window to the side elevation, storage cupboard and access to the loft space.

Bedroom One

11'5" x 9'1" (3.48 x 2.79)

Having uPVC double glazed window to the rear elevation, gas central heating radiator and fitted wardrobes.

Bedroom Two

11'7" x 8'8" (3.54 x 2.66)

Having uPVC double glazed window to the front elevation and gas central heating radiator.

Bedroom Three

9'4" x 6'11" (2.85 x 2.11)

Having uPVC double glazed window to the front elevation and gas central heating radiator.

Family Bathroom

Having uPVC double glazed window to the rear elevation, panelled bath with shower over, W.C, vanity unit with wash hand basin, tiled walls and flooring and heated towel rail.

Outside Front

Having driveway with ample parking, lawned area, side access to the rear garden and detached single garage with up and over door.

Garage

Having electrics and lighting

Outside Rear

Having mainly lawned area, side access to garage and privately fenced.

MONEY LAUNDERING REGULATIONS -

1. Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. These particulars do not constitute part or all of an offer or contract.
3. The measurements indicated are supplied for guidance only and as such must be considered as approximate measurements.
4. Potential buyers are advised to recheck the measurements before committing to any expense.
5. Marble Property Services has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
6. Marble Property Services has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



Road Map



Hybrid Map



Terrain Map



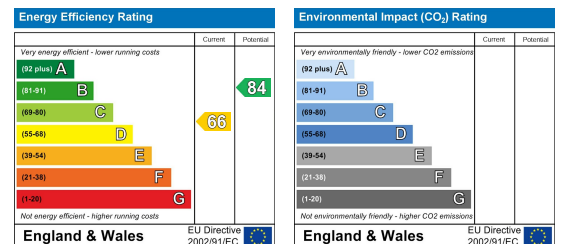
Floor Plan



Viewing

Please contact our Marble Property Services Office on 01332 811333 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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.