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DavidJames
the estate agent

Bennett Street, Long Eaton, Nottingham, NG10 4JF

£995 Per Calendar Month

About This Property

A well-presented three-bedroom semi-detached home ideally situated in a popular residential area, offering a fantastic blend of comfortable living and outdoor space with attractive views over the canal. The accommodation begins with an entrance hall featuring useful under-stair storage, leading through to a welcoming living room with a feature fireplace. Sliding doors open into a spacious conservatory, providing a versatile additional living area with views over the rear garden, whilst the modern fitted kitchen is well-equipped with integrated appliances. To the first floor are three well-proportioned bedrooms, including a generous main bedroom with built-in wardrobes, along with a bathroom/WC fitted with a white suite and electric shower. Outside, the large rear garden features a patio area overlooking the canal, perfect for relaxing or entertaining, while a driveway provides off-road parking for up to two vehicles and there's an integral garage with power and lighting.

TENANCY DETAILS

Available From: NOW

Tenancy Term: Minimum 6 months

Furnishing: Unfurnished

EPC Rating: D

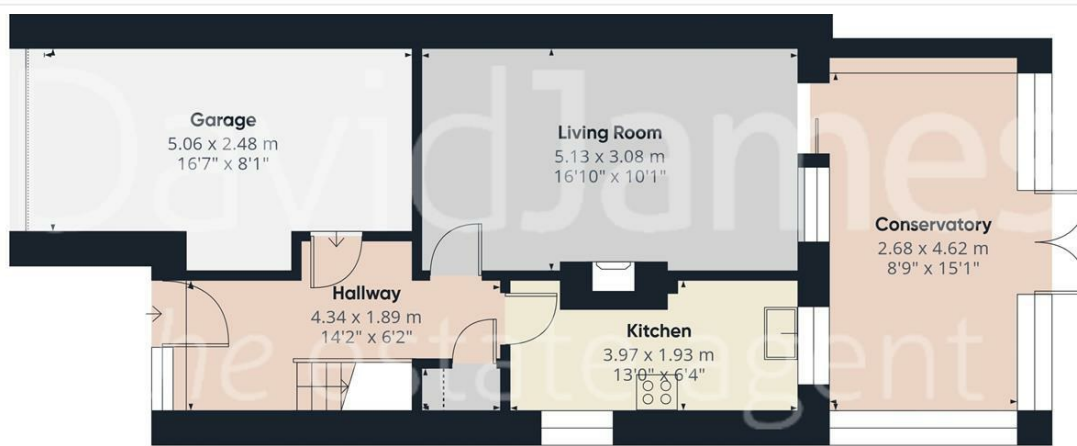
Council Band: B

Pets: Not permitted

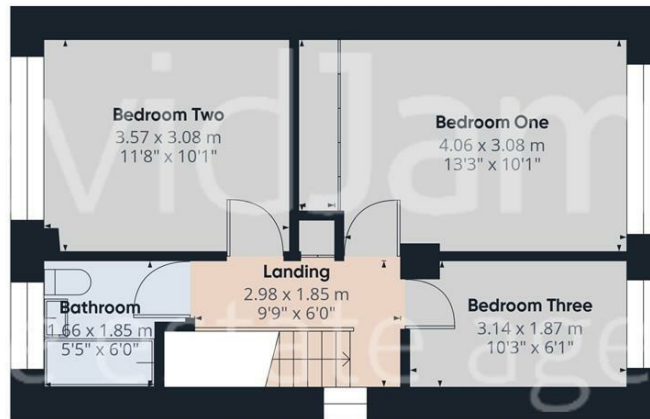
- Well-presented semi-detached house
- Three bedrooms (bedroom one with built-in wardrobes)
- Entrance hall with under-stair storage
- Living room with feature fireplace
- Sliding doors lead to spacious conservatory
- Modern fitted kitchen with integrated appliances
- First floor bathroom/Wc with white suite & electric shower
- Combination gas central heating, UPVC double glazing
- Large rear garden with patio area overlooking the canal
- Driveway for up to 2 cars, integral garage with power & lighting







Floor 0



Floor 1



Approximate total area⁽¹⁾

96.9 m²

1042 ft²

Reduced headroom

0.2 m²

2 ft²

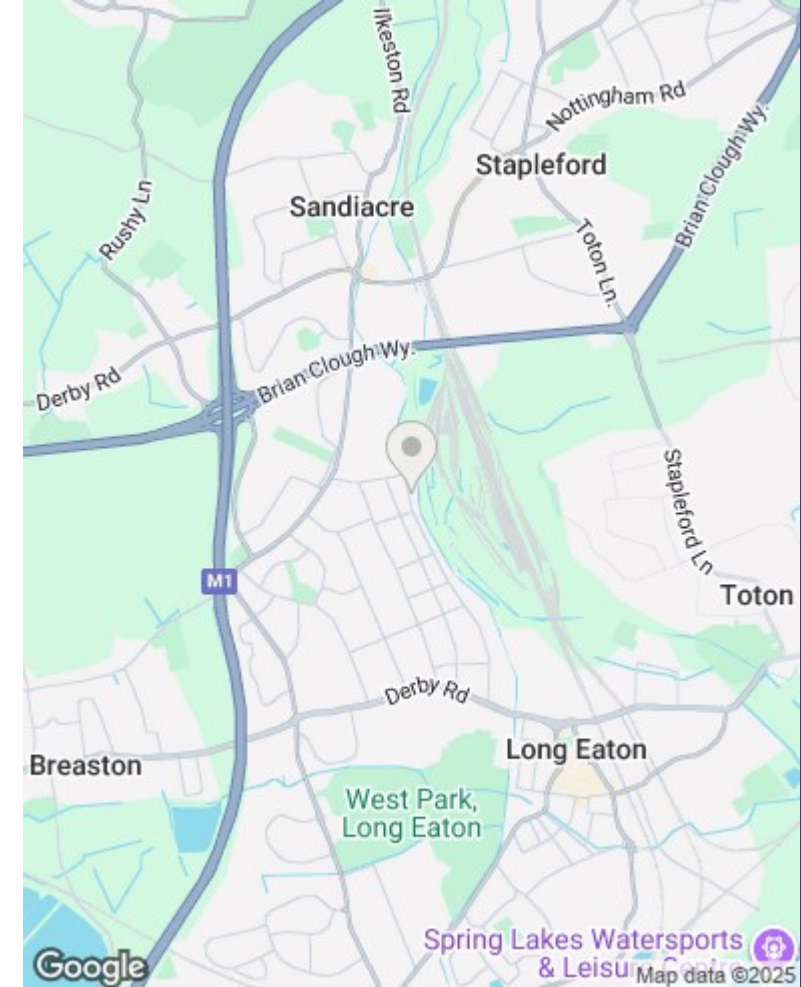
(1) Excluding balconies and terraces

Reduced headroom:

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Council Tax Band: B
Erewash Borough Council

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