



Curzon Street,
Long Eaton, Nottingham
NG10 4FH

O/I/R £270,000 Freehold

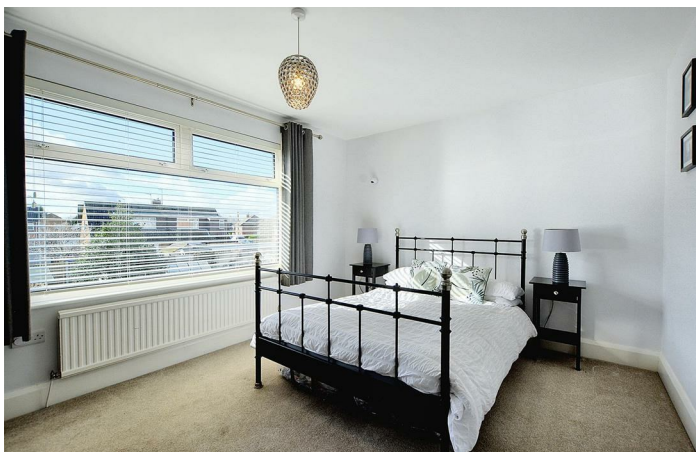


THIS IS A BEAUTIFUL PRESENTED THREE BEDROOM SEMI DETACHED HOME WITH OFF ROAD PARKING AND FOUND CLOSE TO LOCAL AMENITIES AND TRANSPORT LINKS.

Robert Ellis are delighted to bring to the market this beautifully presented three bedroom semi detached home on Curzon Street. The property benefits from gas central heating and double glazing and is well placed for easy access to all the amenities and facilities provided by Long Eaton and the surrounding area, all of which has helped to make this a very popular and convenient place for people to live.

Offering a bay fronted home with a hallway, lounge overlooking the rear garden with a spacious kitchen diner in excess of 23' and with integrated appliances. To the first floor there are three good size bedrooms and a bathroom and separate w.c. There is a well presented rear garden with patio, lawn and decked area with attractive sleepers and shrubbery as well as an external shed. An early viewing comes highly recommended in order to appreciate all this lovely home has to offer.

The property is within easy reach of the centre of Long Eaton where there are Asda and Tesco superstores as well as several pubs, restaurants and the well regarded Clifford Gym, there are excellent schools within walking distance of the house, healthcare and sports facilities which include the West Park Leisure Centre and adjoining playing fields and the transport links include J25 of the M1 which is literally only a couple of minutes drive away, East Midlands Airport, stations at Long Eaton and East Midlands Parkway and the A52 and other main roads which provide good access to Nottingham, Derby and other East Midlands towns and cities.



Porch

Composite door to the front, door to hallway and original flooring.

Hallway

Laminate flooring, radiator, stairs to the first floor and understairs storage cupboard.

Kitchen Diner

Dining Area

8'1 x 10'8 approx (2.46m x 3.25m approx)

The dining area has a double glazed bay window to the front, radiator and laminate flooring.

Kitchen

8' x 12'7 approx (2.44m x 3.66m/2.13m approx)

Double glazed window and door to the side, tiled flooring, part tiled walls, matching wall and base units with work surfaces over, integrated electric oven and grill, four ring induction hob, extractor hood over, integrated fridge freezer, dishwasher and plumbing for a washing machine with space for a dryer.

Lounge

13'10 max x 10'5 approx (4.22m max x 3.18m approx)

Double glazed sliding doors to the rear, laminate flooring, aerial and power point for a wall mounted TV, electric fire with wooden surround.

First Floor Landing

Coving to the ceiling and doors to:

Bedroom 1

14'2 max x 10'7 approx (4.32m max x 3.23m approx)

Double glazed window to the rear and a radiator.

Bedroom 2

12'6 plus bay x 8'11 approx (3.81m plus bay x 2.72m approx)

Double glazed window to the front, radiator and fitted wardrobes.

Bedroom 3

6'11 x 8' approx (2.11m x 2.44m approx)

Double glazed window to the side and radiator.

Bathroom

Double glazed window to the front, pedestal wash hand basin, panelled bath with wall mounted shower over, fully tiled walls, tiled flooring, chrome heated towel rail and extractor fan.

Separate w.c.

Low flush w.c., double glazed window to the side, part tiled walls and tiled flooring.

Outside

To the front of the property there is off road parking with a dropped curb providing access to the front door and down the side to the rear.

The rear garden has a large decked area, laid mainly to lawn, patio with sleepers having shrubbery and plants, garden shed and fencing to the boundaries.

Directions

Proceed out of Long Eaton along Derby Road and after the bend Curzon Street can be found as a turning on the right hand side and the property is some way down on the left hand side.

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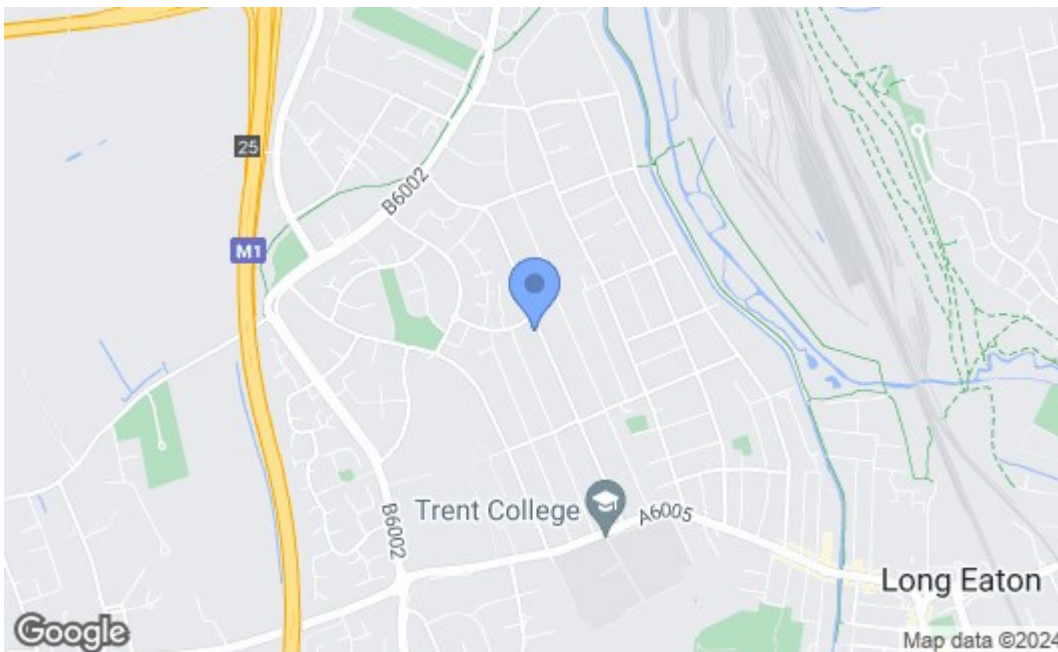
Council Tax

Erewash Borough Council Band B





Robert Ellis
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		50	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.