

Curzon Street,  
Long Eaton, Nottingham  
NG10 4FR

**Price Guide £220-230,000**  
**Freehold**





A THREE BEDROOM SEMI DETACHED HOUSE FOUND CLOSE TO LOCAL AMENITIES AND TRANSPORT LINKS.

Robert Ellis are pleased to offer to the market this semi detached home located in a sought-after residential area, this well presented three-bedroom semi-detached property offers a perfect blend of comfort, convenience, and modern living. Situated on Curzon Street, the home benefits from off-road parking and a detached garage, providing ample space for vehicles and storage. Inside, the property has been thoughtfully updated, featuring a recently refitted kitchen and bathroom that bring a contemporary touch to this welcoming home with the kitchen overlooking the beautiful rear garden. Ideal for commuters, the location offers excellent access to the M1 and A52, making travel swift and straightforward in addition to having a range of local shops and amenities within easy reach. Whether you're a first-time buyer, a growing family, or simply looking for a move-in-ready property in a great location, this home ticks all the boxes.

This brick constructed semi detached home offers great space externally as well as internally and accommodation briefly compromises of an entrance hall, lounge, kitchen breakfast, rear lobby and shower room. To the first floor, there are three bedrooms on offer.

The property is within easy reach of the Asda, Tesco, Lidl and Aldi stores along with numerous other retail outlets found in Long Eaton town centre, there are excellent schools for all ages, healthcare and sports facilities which include the West Park Leisure Centre and adjoining playing fields and transport links include J25 of the M1, Long Eaton and East Midlands Parkway Stations, East Midlands Airport and the A52 and other main roads all of which provide good access to Nottingham, Derby and other East Midlands towns and cities.





### Entrance Hall

Double glazed door to the front, stairs to the first floor and door to:

### Lounge

12'6 × 12'2 approx (3.81m × 3.71m approx)

Double glazed window to the front, laminate flooring, door to kitchen.

### Kitchen

10'9 × 10' approx (3.28m × 3.05m approx)

Double glazed window to the rear, door to rear lobby, wall and base units with work surfaces over, breakfast bar, inset stainless steel sink and drainer, two electric ovens, space for a washing machine and fridge freezer.

### Rear Lobby

Double glazed window, door to the rear, tiled floor, storage cupboard and door to:

### Shower Room

Double glazed window to the side, double shower cubicle with mains fed shower, vanity wash hand basin, tiled floor, part tiled walls, low flush w.c.

### First Floor Landing

Loft access hatch, double glazed window to the side and doors to:

### Bedroom 1

15'6 × 12'2 approx (4.72m × 3.71m approx)

Double glazed window to the front, built-in wardrobes and a radiator.

### Bedroom 2

10' × 8'4 approx (3.05m × 2.54m approx)

Double glazed window to the rear and a radiator.

### Bedroom 3

7'3 × 6'6 approx (2.21m × 1.98m approx)

Double glazed window to the rear and a radiator.

### Outside

To the front there is a block paved driveway with double gates leading to the garage and rear garden.

To the rear there is a lawned garden with a paved and decked patio, trees and shrubs to the borders and enclosed with panelled fencing.

### Garage

Detached garage.

### Direction

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.

8642AMCO

### Council Tax

Erewash Borough Council Band A

### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 12mbps Superfast 43mbps

Ultrafast 1800mbps

Phone Signal – EE, 02, Three, Vodafone

Sewage – Mains supply

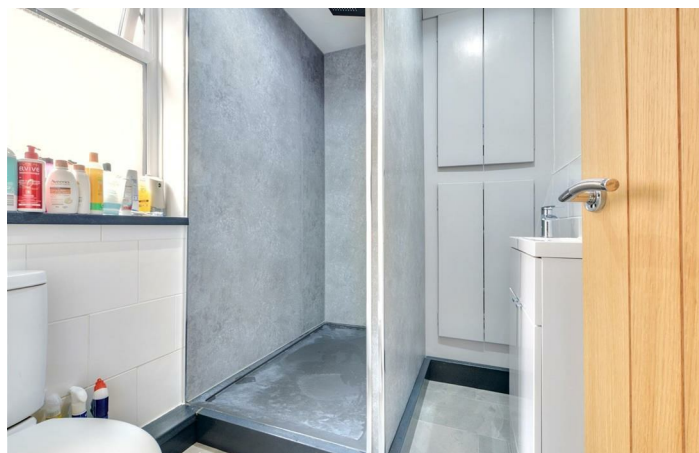
Flood Risk – No, surface water very low

Flood Defenses – No

Non-Standard Construction – No

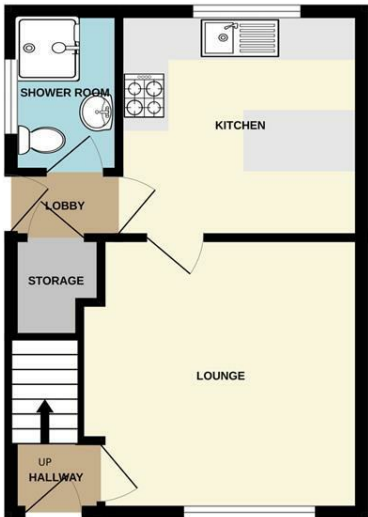
Any Legal Restrictions – No

Other Material Issues – No

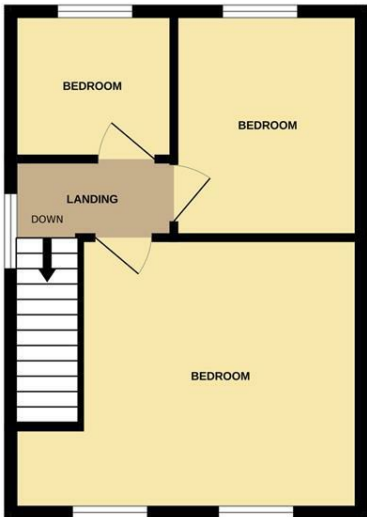




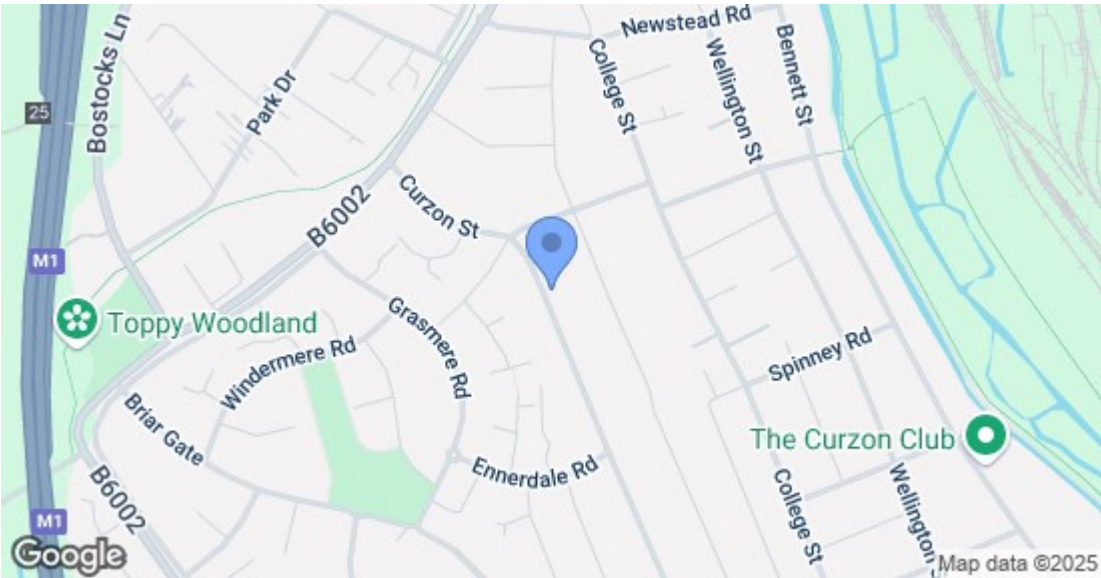
GROUND FLOOR  
344 sq.ft. (32.0 sq.m.) approx.



1ST FLOOR  
344 sq.ft. (32.0 sq.m.) approx.



TOTAL FLOOR AREA : 689 sq.ft. (64.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		

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