



87 Curzon Street, Long Eaton, Nottingham, NG10 4FH

Asking Price £250,000

- Three Bedroom Semi Detached House
- Kitchen/Diner
- Three First Floor Bedrooms
- Modern Bathroom
- Large Garage and Lean to
- Lounge/Dining Room and Large Living Room
- Downstairs W.C
- Ensuite
- Loft Room
- Front and Rear Gardens

# 87 Curzon Street, Nottingham NG10 4FH

Spacious Three Bedroom Semi Detached House with Lounge/Dining Room and a further Living Space. Kitchen/Diner. Downstairs W.C. Three First Floor Bedrooms. Ensuite. Loft Room. Spacious Garage and Lean to. Front and Rear Gardens.



Council Tax Band: B



#### Entrance Hall

5'10 x 10'10

Doors to the Lounge, Living Room Area and W.C.

Stairs to the first floor.

#### Lounge

12'2 x 13'7

Radiator. Bay window to the front elevation.

#### Living Room

14'3 x 13'8

Wood effect flooring. Windows to the side elevation.

Door to the Kitchen/Diner.

#### Kitchen/Diner

8'7 x 17'9

Wood effect flooring. A range of base and wall units.

Window to the rear elevation. Patio doors to the rear elevation.

#### W.C

Sink and low level flush toilet.

#### First Floor Landing

Doors to all Bedrooms and the Bathroom. Cupboard with stairs to the loft room.

#### Bedroom

10'10 x 9'10

Window to the front elevation. Sliding doors to a shower and sink unit.

#### Shower Room

Shower cubicle and sink unit.

#### Bedroom

5'6 x 10'5

Window to the side elevation. Radiator.

#### Bedroom

8'5 x 13'8

Window to the rear. Radiator.

#### Bathroom

Bath with shower over. Sink unit. Low level toilet.

Window to the side elevation.

#### Attic Room

17'1 x 8'0

#### Garage

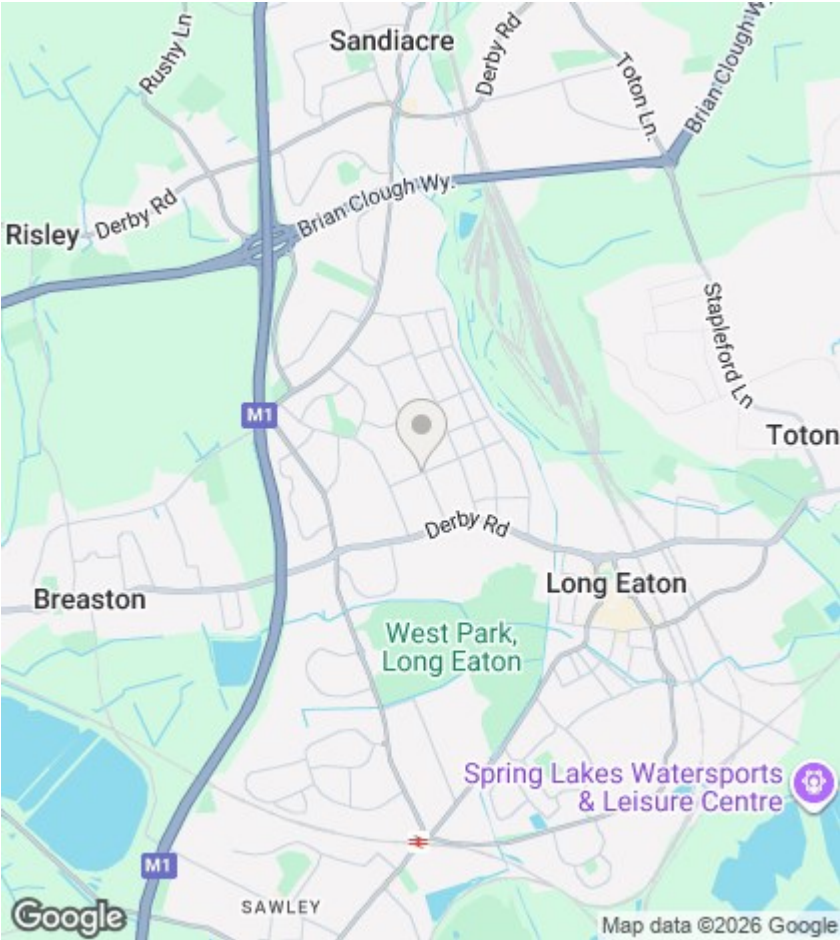
Spacious garage with lean to on the side elevation.

#### Exterior

Gardens to the front and rear.







Viewings

Viewings by arrangement only. Call 01159625003 to make an appointment.

EPC Rating:  
C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	69	
(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

