



**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.

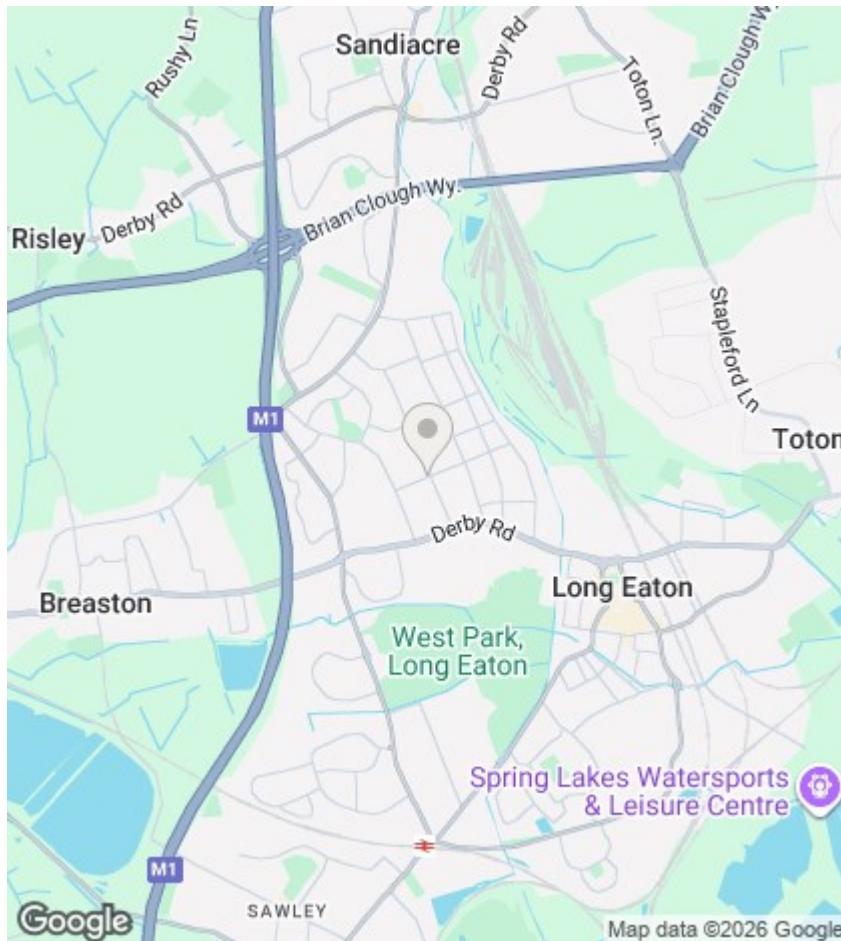
Bathroom  
Bath with shower over. Sink unit. Low level toilet.  
Window to the side elevation.

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

