



9 Willoughby Avenue, Long Eaton, Nottingham, NG10 4JL

£1,100 PCM

- 2 Receptions
- Driveway Parking Available
- Children Welcome
- Semi Detached House
- 2 Bedrooms
- Medium Sized Garden
- Unfurnished Property
- Long Eaton

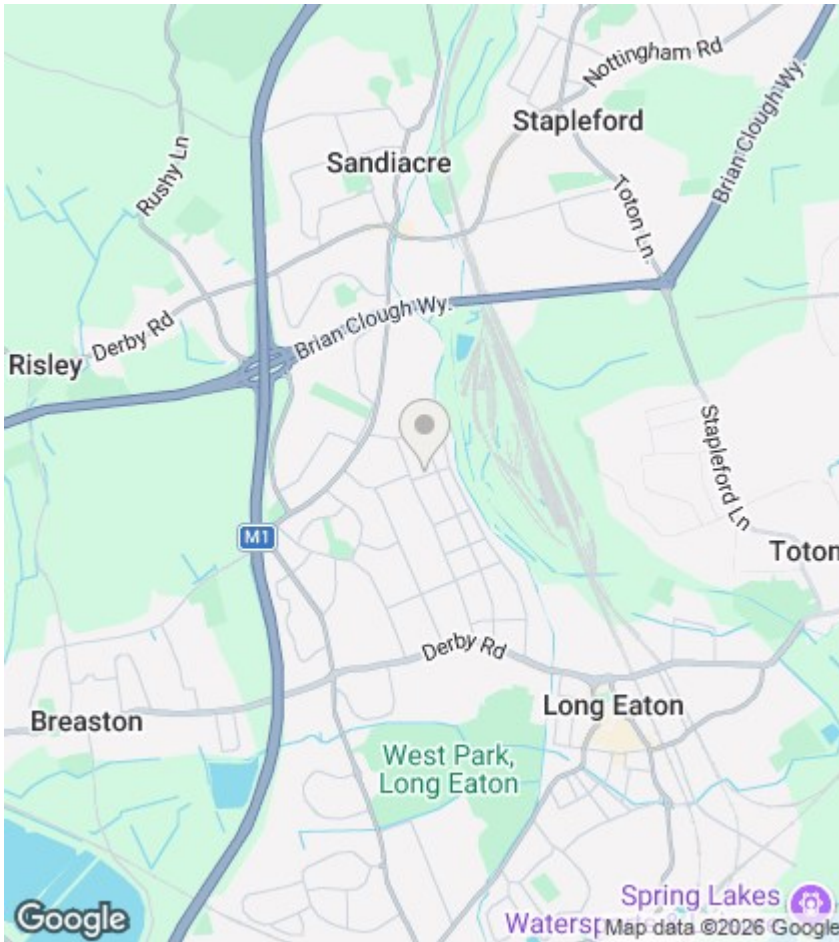
9 Willoughby Avenue, Nottingham NG10 4JL

Robert Ellis are pleased to offer this stunning and extended semi detached property, early viewing essential to appreciate the size and standard of the accommodation, with new flooring throughout, extensively renovated with new kitchen, bathroom and neutral décor, new combi boiler and UPVC windows. The large rear garden works are currently underway with block paved patio and path with soon to be inset lawn fully enclosed with timber fencing. Comprising overall entrance hallway, lounge to front with bay window and exposed brick chimney breast, open plan rear reception and contemporary kitchen with space and plumbing for washing machine, fridge/freezer, built in electric oven, hob and extractor with French doors leading to the rear garden. To the first floor are two good sized bedrooms and modern white bathroom suite with P shaped bath with shower over. The front of the property are parking spaces for two cars. Available Mid May. Accompanied viewings.



Council Tax Band: A





Directions

Viewings

Viewings by arrangement only. Call 0115 9466946 to make an appointment.

EPC Rating:

E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			86
(69-80) C			
(55-68) D			
(39-54) E		41	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	