



Two-Bedroom Mid-Terraced House located in Long Eaton.

Asking Price Of
£200,000

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SALES, LETTINGS & PROPERTY MANAGEMENT

12 Widdowson Road Long Eaton Nottingham NG10 3SY



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B



C



729
sq ft

This tastefully presented home offers practical and spacious accommodation arranged over two floors, complemented by a lovely low-maintenance rear garden. Newly decorated and carpeted throughout, the property is ready to move straight into and offers an excellent opportunity to become part of this friendly and popular neighbourhood.

As you step inside, the spacious entrance hallway provides a welcoming introduction to the home, with access through to the open-plan lounge/diner ahead, the modern kitchen to the left, and a useful downstairs WC to the right. Heading upstairs, there is a family bathroom along with two well-proportioned double bedrooms, with the master bedroom benefiting from its own en-suite shower room.

Externally, the property also benefits from useful additional storage, a low-maintenance rear garden and an allocated parking space.

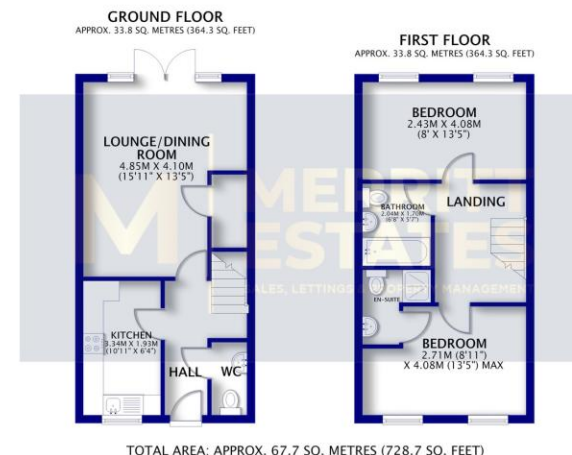
The location is ideal for anyone who regularly catches the train, with Long Eaton train station just a five-minute walk away. From here, there are direct and regular services to Nottingham, Beeston, Derby, Birmingham, Leicester and London St Pancras. For commuters, the property is also ideally positioned for access to the motorway network, with both the M1 and A50 just a short drive away.

These sales particulars have been prepared by Merritt Estates and produced in good faith on the instruction of the vendor. All measurements should be regarded as approximate.

It is a mandatory requirement for a Sales Agent to be part of a redress scheme. Merritt Estates have membership with The Property Ombudsman (a government approved redress scheme).

Purchaser information - Under the Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017 and the Proceeds of Crime Act 2002, Merritt Estates will require any successful purchasers to provide two forms of identification before the instruction of solicitors in the purchase of a property.

FLOORPLAN



Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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