



## 45 Cooperative Street, Long Eaton, Nottingham, NG10 1FP

**£895 PCM**

- 1 Bathroom
- 3 Bedrooms
- Small Garden
- Unfurnished Property
- Long Eaton
- 2 Receptions
- Street parking Available
- Children Welcome
- Mid Terraced House

# 45 Cooperative Street, Nottingham NG10 1FP

New to the market two/three bedroom terraced property located close to Long Eaton town centre with all local amenities and good road links to Derby & Nottingham.

The property has recently undergone considerable improvements including decoration and new flooring/carpets throughout, comprising of lounge with electric fire and surround, dining room with built in original storage and wall mounted electric fire, internal door leading to the kitchen with matching range of wall and base units with laminate work surface, freestanding cooker with extractor over, washing machine and tumble dryer (left as gesture of goodwill), and to the rear of the property is a ground floor bathroom with low level WC, bath with electric shower over and wash hand basin.

To the first floor are two double bedrooms with the third single bedroom located off bedroom one to the rear.

Outside the property is a good size rear garden with paved patio, lawn and storage shed.

Available NOW. Accompanied viewings.



Council Tax Band:







## Directions

## Viewings

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

## EPC Rating:

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