



12 Worrall Avenue, Long Eaton, Nottingham, NG10 1NR

£875 PCM

- 1 Bathroom
- 2 Bedrooms
- Medium Sized Garden
- Part Furnished
- Long Eaton
- 2 Receptions
- Street parking Available
- Children Welcome
- Semi Detached House

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New to the market traditional two double bedroom bay fronted semi detached property, located close to Long Eaton town centre with good road links and all local amenities.

The accommodation on offer comprises of large lounge with feature fireplace, dining room to the rear and kitchen with matching range of wall and base units, built in electric oven, gas hob and extractor fan, there is also a large pantry which currently houses a fridge/freezer (left as gesture of goodwill).

To the first floor are two double bedrooms and large family bathroom with separate shower, both and low-level WC.

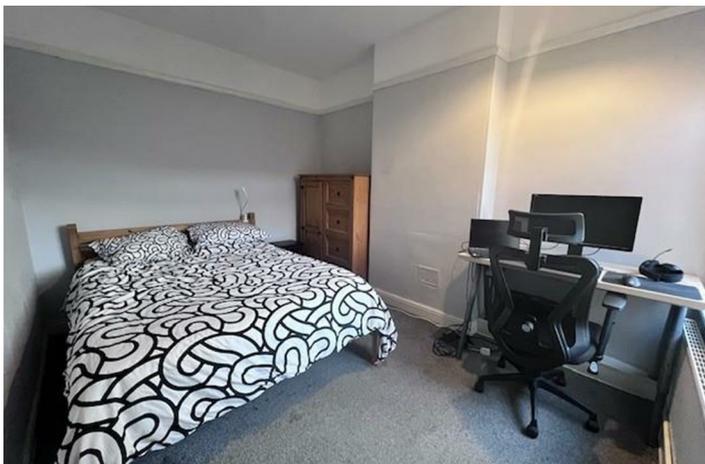
Outside the property is street parking, side access gate leading to the rear garden with paved patio and lawn.

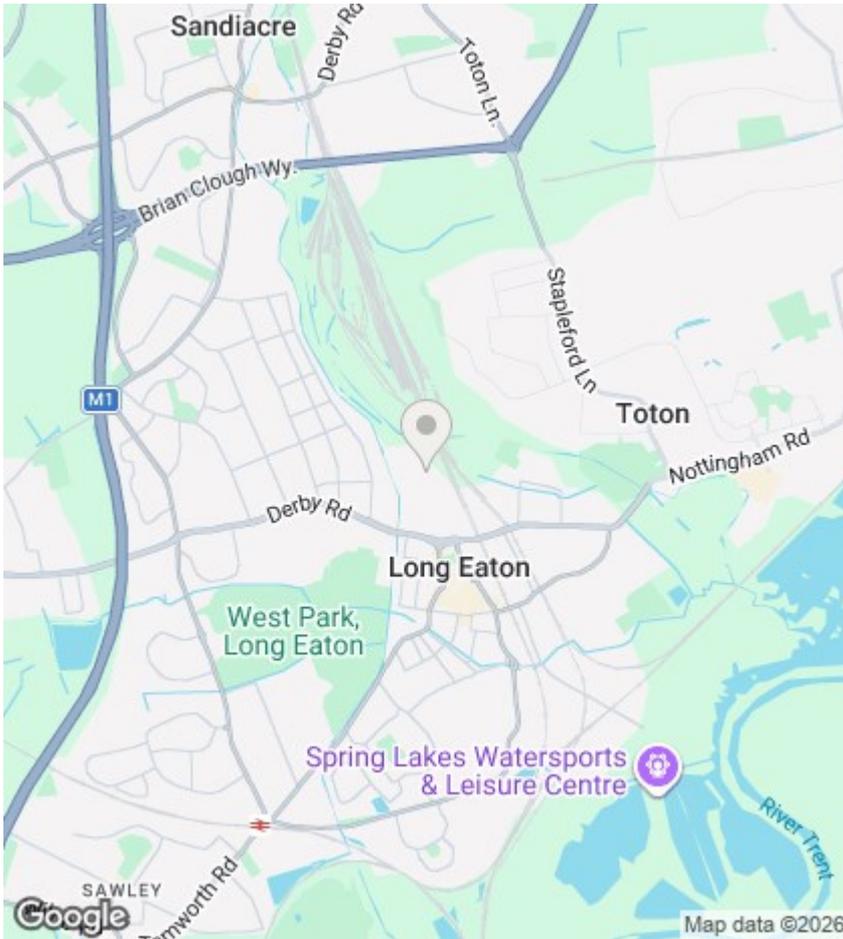
Please be aware some furniture can be left at the property if required.

Available Mid March 2026. Accompanied viewings



Council Tax Band: A





Directions

Viewings

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

EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			85
(69-80) C			
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	