



**Two Bedroom
Semi-Detached
House located
in Long Eaton.**

Asking Price Of
£183,500

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MERRITT ESTATES
LETTINGS & PROPERTY MANAGEMENT

23 Walton Street Long Eaton Nottingham NG10 1PB



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A two-bedroom, semi-detached property, recently renovated throughout, ideally located for Long Eaton Town Centre. Offered to the market with vacant possession and no upward chain. Early Viewing comes highly recommended.

Upon entering into a newly fitted modern kitchen, comprising of base and wall units, two reception rooms lending to a dining space and separate lounge with large window to the front aspect.

To the first floor, two good sized double bedrooms and family bathroom with shower over the bath. A further loft room, ideal for storage or office space.

Externally, a low maintenance, enclosed rear garden with storage to the rear.

On street parking to the front.

Conveniently located for Long Eaton town centre, local transport links and easy access to the M1 & A52.

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.

CONTACT

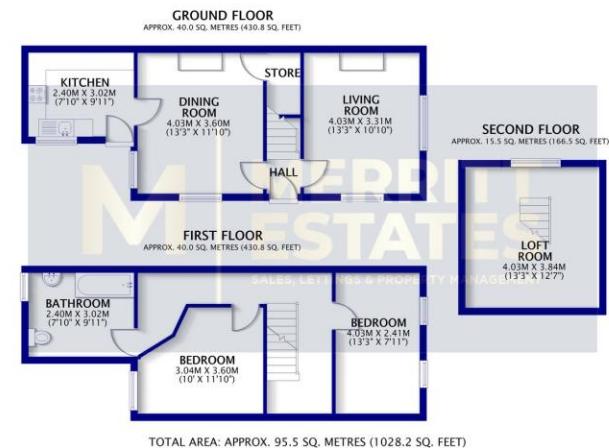
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FLOORPLAN



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	80 C	
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		