



- Mid Terraced House
- Three Bedrooms
- Spacious Living Room
- Kitchen & Utility
- Ground floor bathroom
- Private Rear Garden
- Popular Location
- Opportunity to Improve
- EPC Rating = D (Floor plan to follow)
- NO ONWARD CHAIN

SAB Properties are pleased to offer this 3 bedroom house, with spacious lounge, kitchen, utility, bedrooms and new family bathroom. New neutral décor, and flooring. Gas central heating and combi boiler.

Spacious kitchen with integrated oven, hob and extractor and fridge, complimentary ceramic tiled splashback.

Excellent location for local transport links and local amenities.

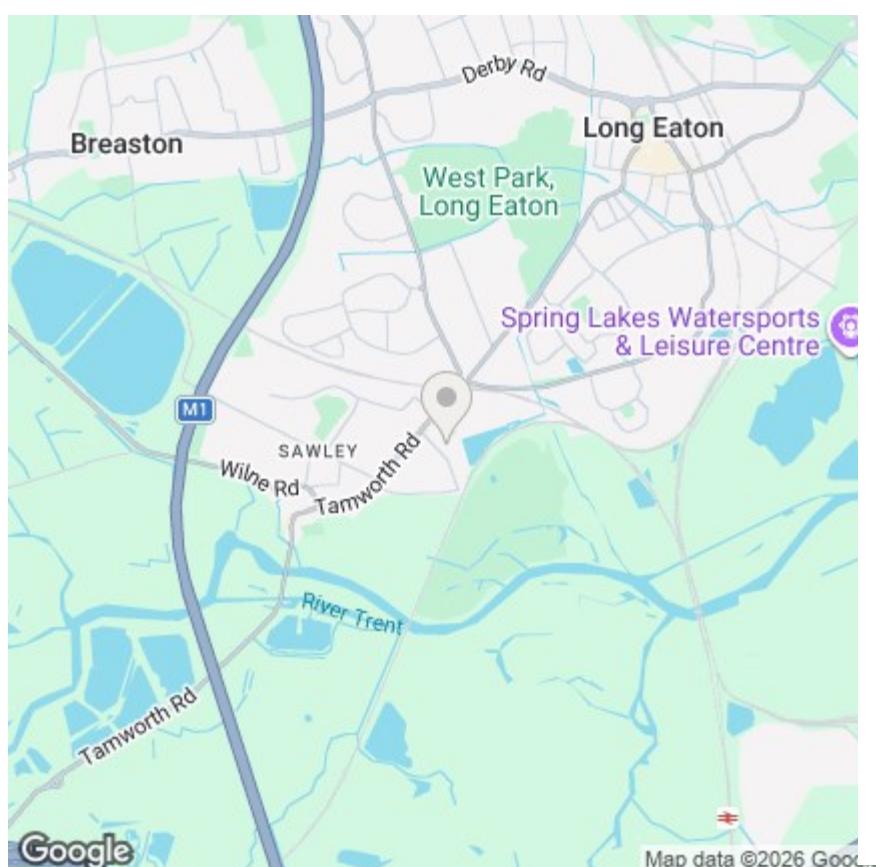
A holding deposit of £206.00 is payable to reserve the property. Should the application be successful, this will be put towards your first month's rent.

A security deposit is due of £1030.00, which subject to Term's and Conditions of the deposit will be refunded at the end of the tenancy.

SAB Properties are member of The Property Redress Scheme

Hey Street, Long Eaton, Nottingham

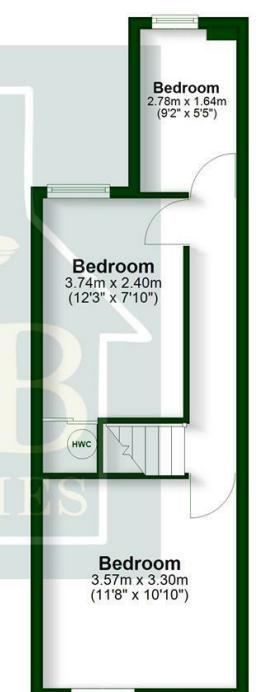
£895



Ground Floor
Approx. 34.4 sq. metres (370.3 sq. feet)



First Floor
Approx. 32.3 sq. metres (347.5 sq. feet)



Total area: approx. 66.7 sq. metres (717.8 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		



Description

The ground floor accommodation comprises of a living room, kitchen /diner, utility, bathroom and to the first floor there are two double bedrooms and a single bedroom.

There is a small garden to the front and a medium rear garden that is accessed to the side and has fencing all around.

The property is within easy reach of the main shopping facilities provided in Long Eaton with Asda, Tesco, Aldi and Lidl stores as well as many other retail outlets, there is a Morrisons convenience store on Tamworth Road. There are schools for all ages within walking distance of the property, healthcare and sports facilities which include Sawley Park. Excellent transport links include J25 of the M1 which is literally only a few minutes drive away, East Midlands Airport, stations at Long Eaton and East Midlands Parkway and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.

Lounge

12'0" x 12'4" (3.66m x 3.77m)

UPVC double glazed door and window to the front, wall mounted radiator, small under stairs storage. TV & Telephone points and ample plug sockets. Wall mounted lighting.

Kitchen / Diner

12'0" x 12'4" (3.68m x 3.77m)

Located to the rear, a selection of base and wall units, stainless sink, drainer and mixer tap. Split level electric oven and gas hob with extractor. Ceramic tiling to walls and vinyl flooring. Spacious area to accommodate a dining table and chairs. Wall mounted radiator. Door leading to first floor landing.

Utility

Located off kitchen, housing the boiler. Plumbing for washing machine & dishwasher. UPVC door leading to rear garden and through to bathroom.

Bathroom

8'0" x 4'9" (2.46m x 1.46m)

Obscure UPVC double glazed window to the rear, newly fitted suite comprising of a bath with a electric shower over and glass shower screen, low flush w.c., pedestal wash hand basin, aqua boarded throughout and new vinyl flooring

Bedroom 1

12'4" max x 11'11" (3.78m max x 3.65m)

Located to the front, this spacious room will accommodate a double bed and a selection of bedroom furniture. UPVC window and wall mounted radiator.

Bedroom 2

12'0" x 9'4" (3.68m x 2.86m)

Located to the rear and will accommodate a double bed and a selection of bedroom furniture. UPVC window and wall mounted radiator.

Bedroom 3

7'7" x 8'0" (2.33m x 2.45m)

Located to the rear. Room will accommodate a single bed and a selection of bedroom furniture. UPVC double glazed window and wall mount radiator.

Outside

There is a small garden to the front and a medium garden to the rear which provides a paved patio area, brick wall to the boundary at the rear and wooden fence to the side boundaries. Timber gate to the front and side gardens. Timber shed to the rear.

Directions

Proceed out of Long Eaton along Tamworth Road. At the train station roundabout, go straight ahead, under the train bridge and Hey Street is the 3rd street on the left hand side, the property is located at the end of the street, on the right hand side, identified by our for sale board.

