



**35 Harrington Street, Long Eaton, Nottingham, NG10 3GW**  
**£950 Per Month**

# 35 Harrington Street, Nottingham NG10 3GW

New to the market two bedroom semi detached property which has recently undergone considerable renovation including replastered throughout, new flooring, kitchen and bathrooms. Located in Sawley close to all major road links and easy access to Long Eaton train station.

The property comprises of good size lounge to the front, open plan dining kitchen to the rear with matching range of wall and base units, space for washing machine and slimline dishwasher, gas hob, built in electric oven and extractor over. Also located on the ground floor is wet room with mains powered shower, vanity sink and low level WC.

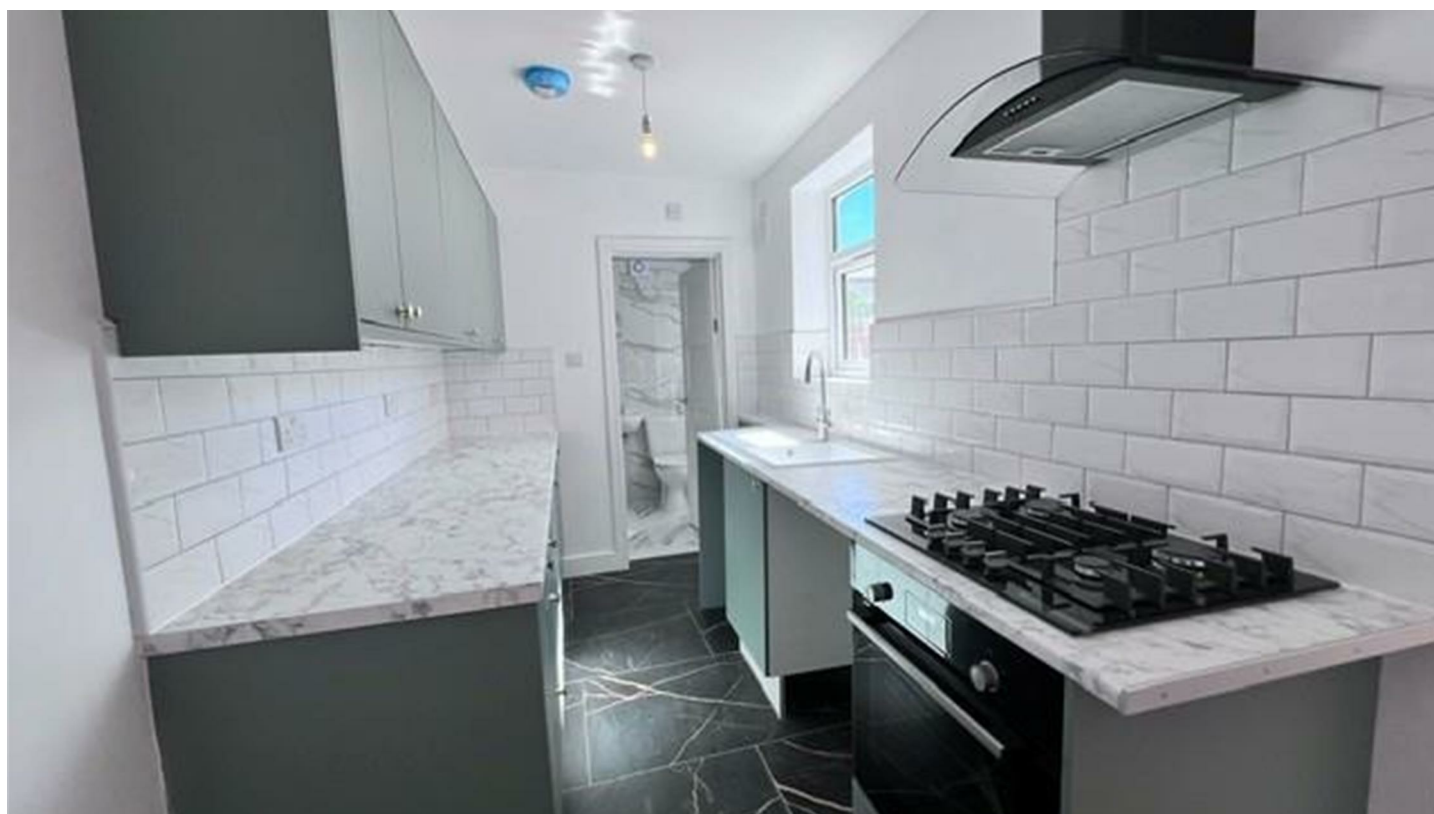
To the first floor are two double bedrooms with built in storage cupboard to the front bedroom and ensuite bathroom to the rear bedroom, with bath and shower over, low level WC and vanity sink.

Outside the property is a small fore garden and low level brick wall and to the rear patio and artificial lawn.

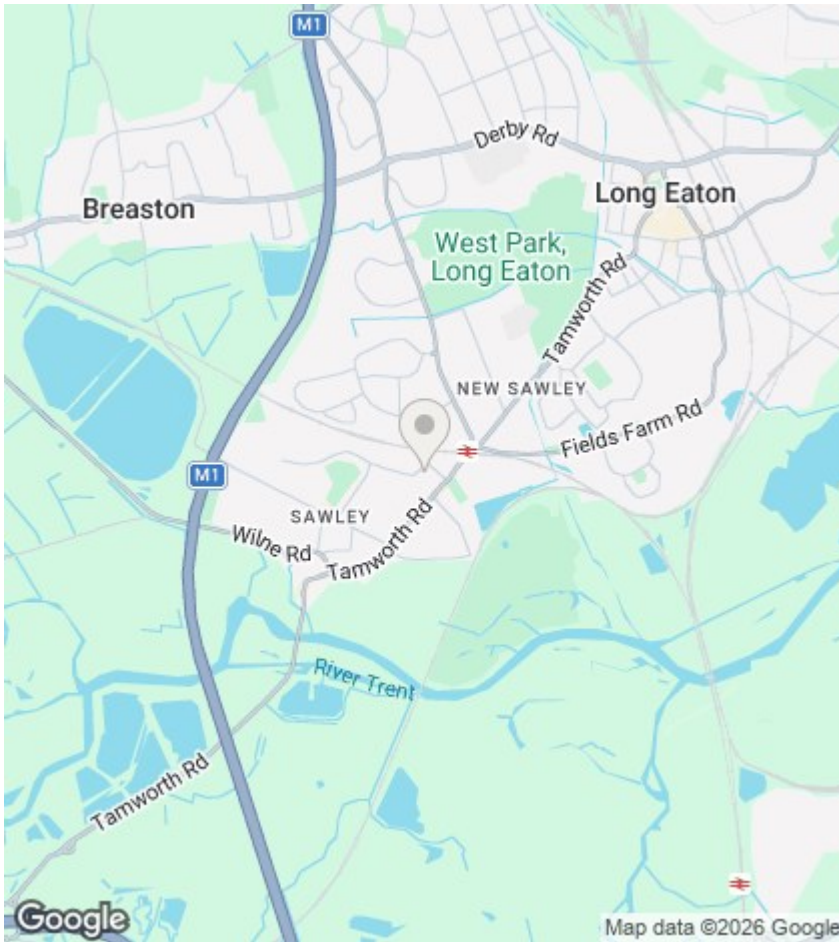
Available to view from Wednesday 24th June. Accompanied viewings.



Council Tax Band: A







## Directions

## Viewings

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

## EPC Rating:

C

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>		72	78
(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	