



## 6 Frederick Street, Long Eaton, Nottinghamshire, NG10 2DR

**£850 PCM**

- Mid Terraced Property
- Two Reception Rooms
- Enclosed Rear Garden
- Available NOW
- Two Bedrooms
- Bathroom With Shower
- Close to Long Eaton Town Centre

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Robert Ellis are pleased to offer for rent this well presented, 2 bedroom property within walking distance of the main Long Eaton amenities. Briefly the accommodation comprises, Living Room (11'5" x 11'1") having uPVC d/g window and door to the front, radiator and door into the Dining Room (11'5" x 11'1") having uPVC d/g window to the rear, understairs storage cupboard, stairs to first floor and open aspect into the Kitchen, having uPVC d/g window to the side, fitted wall and base units with roll edge worksurfaces over, inset sink and drainer, integrated oven, hob and extractor, half glazed uPVC d/g door to the side and further door to the Bathroom, having uPVC d/g window to the rear, panel bath with shower attachment, pedestal handwash basin, low flush wc and chrome heated towel rail.

First Floor, Bedroom 1 (11'5" x 11'2") having uPVC d/g window to the front and radiator. Bedroom 2 (11'5" x 11'2") having uPVC d/g window to the rear and over stairs storage cupboard.

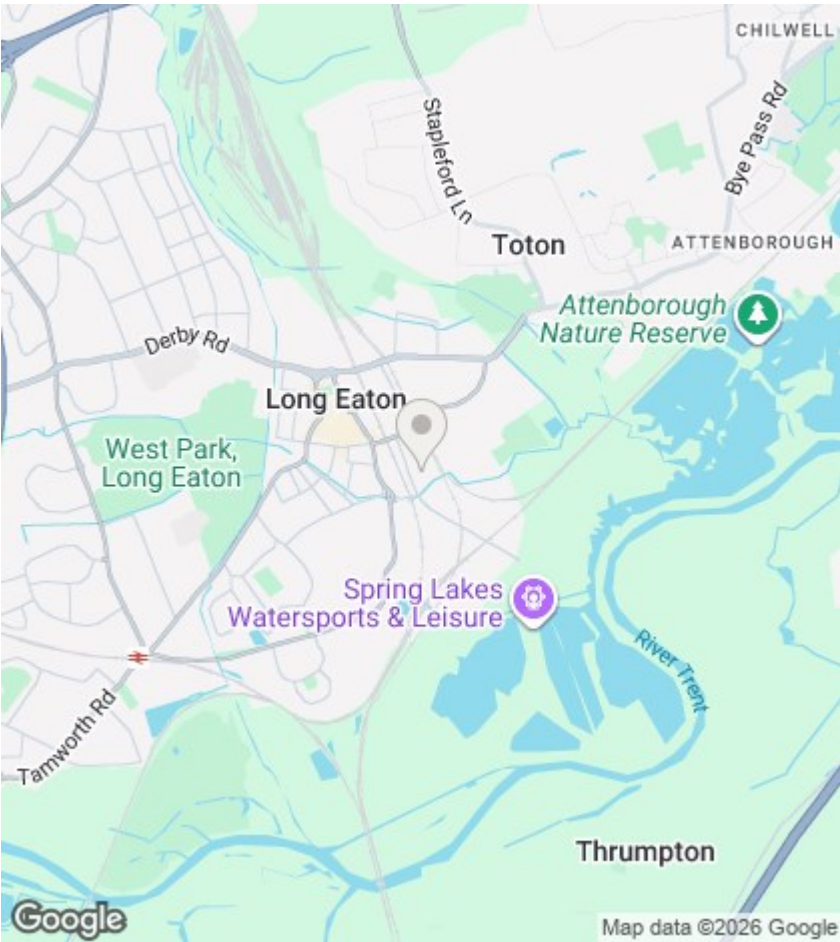
Outside to the rear is an enclosed garden mainly laid to gravel and paving for ease of maintenance. Offered Unfurnished, Available NOW. Accompanied Viewings. Long Eaton Office.



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) A                                 |         |                         |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         |                         |
| (55-68) D                                   |         |                         |
| (39-54) E                                   |         |                         |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |