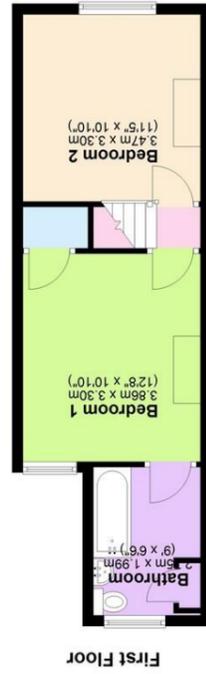


| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | 68 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



WALLACE · JONES

ESTATE AGENTS, VALUERS AND AUCTIONEERS



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 Tel: 01159468946
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34 Nelson Street, Long Eaton, NOTTINGHAM, NG10 1DB

Asking Price Of £145,000



Two bedroom mid terrace house located in Long Eaton, Nottingham

For sale with no upwards chain and vacant possession a two double bedroom mid terrace house with two reception rooms, gas central heating and double glazing. Ideal for first time buyers and investors.



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Property Description

A two double bedroom mid terrace house ideally located in the popular residential area of Long Eaton. Offered to the market with no upward chain and vacant possession, this property is ideal for first time buyers or investors and is considered to be in good condition throughout. Having benefits of gas central heating and uPVC double glazing the property has a low maintenance rear garden and on street parking to the front.

Being located on Nelson Street the property is within a few minutes drive of the Asda, Tesco, Lidl and Aldi stores and other retail outlets found in Long Eaton town centre. There are healthcare and sports facilities, excellent local schools for all ages and transport links which include junctions 24 and 25 of the M1, East Midlands Airport, stations at Long Eaton and East Midlands Parkway and the A52 and other main roads, all of which provide good access to Nottingham, Derby and other East Midlands towns and cities.



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LIVING ROOM: 10' 9" x 11' 4" (3.30m x 3.47m) Double glazed uPVC window and door to the front, laminate flooring and radiator.

DINING ROOM: 10' 9" x 12' 7" (3.30m x 3.86m) Double glazed uPVC window to the rear, laminate flooring and radiator.

KITCHEN: 6' 6" x 9' 0" (1.99m x 2.75m) Double glazed uPVC door and window to the side, over and under counter storage cupboards, space for fridge freezer, space for oven, space and plumbing for washing machine, Baxi boiler, tiled splashbacks, vinyl flooring.

BEDROOM ONE: 12' 7" x 10' 9" (3.86m x 3.30m) Double glazed uPVC window to the rear, carpet, radiator and door to bathroom.

BEDROOM TWO: 10' 9" x 11' 4" (3.30m x 3.47m) Double glazed uPVC window to the front, carpet and radiator.

BATHROOM: 6' 6" x 9' 0" (1.99m x 2.75m) Double glazed uPVC window to the rear, bath with shower over, wash hand basin, WC, radiator, storage cupboard and vinyl flooring.

TENURE: Freehold.

VIEWINGS: Strictly by appointment only via Wallace Jones estate agents.

