



- 3 bedroom semi-detached house
- Neutral décor and flooring
- Gas central heating system and combi boiler
- Double glazed throughout
- Kitchen area with integrated cooking facilities
- Upstairs bathroom
- Secure enclosed rear garden
- Excellent public transport links to Derby & Nottingham
- Council tax Band = A
- EPC Rating = D

SAB Properties are pleased to offer this 3 bedroom semi-detached house, with 2 reception rooms, modern kitchen with integrated oven, hob and extractor, 2 double bedrooms and 1 single bedroom and upstairs bathroom. Neutral décor, and flooring throughout.

Excellent location for local transport links and local amenities.

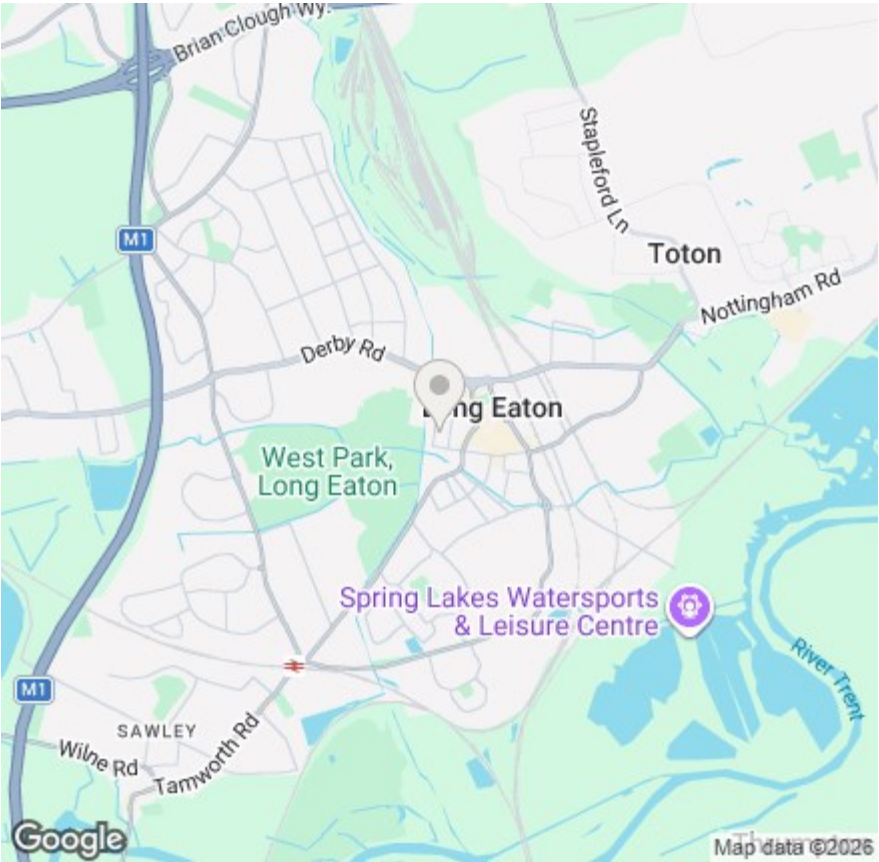
A holding deposit of £229.00 is payable to reserve the property. Should the application be successful, this will be put towards your first month's rent.

A security deposit is due of £1145.00, 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

Edward Road, Long Eaton, Nottingham

£995



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	58	86
(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 

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

SAB Properties are delighted to market this well presented and spacious, three bedroom semi-detached home. The property benefits double glazing and gas central heating throughout.

In brief, the property comprises; 2 reception rooms and kitchen. To the first floor the landing leads to three generous bedrooms and the three piece family bathroom suite.

To the front of the property there is permit parking available and to the rear and enclosed garden with turf, seated patio area and secure gated access.

Located in the popular residential town of Long Eaton, close to a wide range of local schools, shops and parks. The property benefits fantastic transport links including nearby bus stops and easy access to major road links such as the A52, M1 and A50 with the added benefits of being walking distance from the town centre where supermarkets and healthcare facilities can be found.

Lounge

UPVC double glazed bay window overlooking the front and allowing lots of natural light in to this spacious room. Decorative fire surround and marble hearth. Neutral décor and flooring. Wall mounted radiator, blinds to window and TV aerial and Broadband sockets.

Dining Room

Located overlooking the rear, with UPVC double glazed window. Neutral décor and laminate flooring, wall mounted radiator.

Kitchen

An array of base and wall units with roll topped work surface. Belfast sink and mixer tap. Cooking range with 8 gas burners and double ovens. Integrated appliances Neutral décor and complimentary tiling to walls and floor. UPVC double glazed window overlooking the rear garden.

Bedroom 1

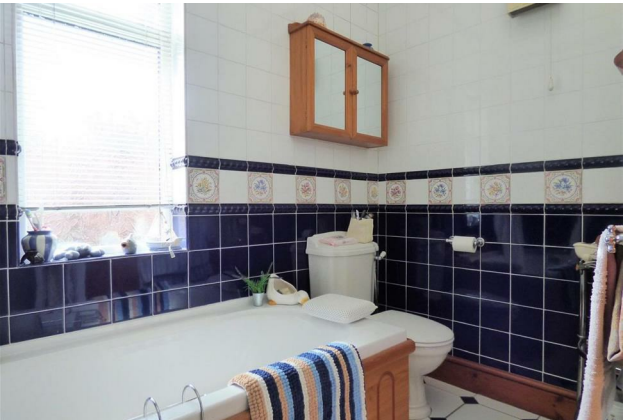
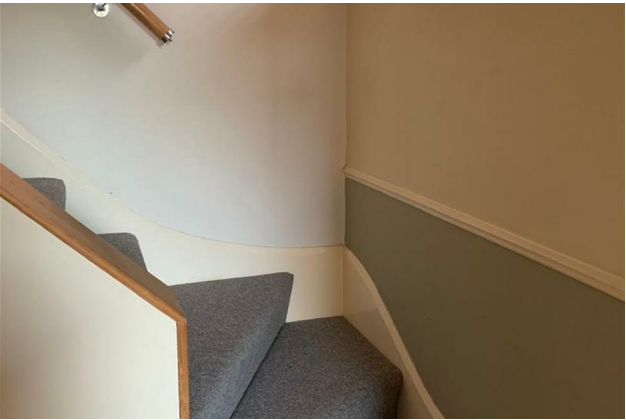
Located at the front of the property. Neutral décor and flooring, wall mounted radiator, UPVC double glazed window. Spacious double that will easily accommodate a double bed and a selection of bedroom furniture.

Bedroom 2

Located at the front of the property. Neutral décor and flooring, wall mounted radiator, UPVC double glazed window. Will easily accommodate a double bed and a selection of bedroom furniture.

Bedroom 3

Located at the rear of the property. Neutral décor and flooring, wall mounted radiator, UPVC double glazed window. Will easily accommodate a single bed and a selection of bedroom furniture.



Bathroom

Suite comprising of bath, with mains feed shower over and shower curtain and stainless taps, low level WC and pedestal wash basin with stainless taps. Complimentary tiling to walls. Neutral décor and flooring. Wall mounted radiator, extractor fan and UPVC double glazed window.

Outside

To the front of the property there is permit parking available with side access into the garden. To the rear, an enclosed garden with decked seating area, lawn, flower bed with plants and shrubs.

Directions

Head on to Market Place, turn right into right into Regent Street, first left into Lawrence Street following the road round and taking the left turning into Albert Road where Edward Road can be found as the second turning on the right hand side.

