



ESTATE AGENTS, VALUERS AND AUCTIONEERS

WALLACE · JONES



Derby Road
 Long Eaton
 Nottingham
 NG10 1LU
 Tel: 01159468946
 enquiries@wallacejones.net
 www.wallacejones.co.uk



WALLACE · JONES

ESTATE AGENTS, VALUERS AND AUCTIONEERS

97D Briar Gate, Long Eaton, Nottingham, NG10 4BQ

Asking Price Of £239,950



Three bedroom Mid Terraced House located in Long Eaton, Nottingham

Newly built three storey mid townhouse, benefitting from 10 year NHBC. Three beds, two bathrooms fitted kitchen with induction hob, separate oven, fridge/freezer and washing machine. UPVC DG and GCH via combi. Garden. Adjacent parking spot. Inspection essential. Not registered under Help to Buy Sceme.



WALLACE · JONES
ESTATE AGENTS, VALUERS AND AUCTIONEERS

Property Description

DINING/KITCHEN: 14' 6" x 11' 1" (4.42m x 3.39m) Inset single draining stainless steel sink unit with mixer taps, matching base and eye level units with work surfaces, induction electric hob, separate oven, built in extractor hood, fridge freezer, twin UPVC double glazed windows, double radiator, composite double glazed front door, laminate flooring, arch to:-

GROUND FLOOR CLOAKS/WC: Low level wc, wash hand basin on vanity unit, vertical chrome radiator/towel rail, laminate flooring, wall mounted trip fuse box, extractor fan.

LIVING ROOM: 14' 6" x 14' 2" (4.42m x 4.33m) UPVC double glazed twin opening French doors with matching side lights, tv point, Open Reach point, twin double radiators.

FIRST FLOOR GALLERIED LANDING: Double radiator, wall mounted central heating thermostat control.

BEDROOM 1: 14' 6" x 11' 5" (4.43m x 3.48m) Twin UPVC double glazed windows, tv point, twin double radiators.

BEDROOM 2: 14' 6" x 7' 10" (4.44m x 2.39m + recess) Twin UPVC double glazed windows, twin double radiators, tv point.



WALLACE · JONES
ESTATE AGENTS, VALUERS AND AUCTIONEERS

BATHROOM/WC: Contemporary white suite comprising panelled bath with main shower over and shower screen, wash hand basin on vanity unit with double opening store cupboards below, low level wc, part tiled walls, recessed spot lighting, extractor fan, vertical chrome radiator/towel rail.

SECOND FLOOR GALLERIED LANDING: Boiler cupboard housing Ideal combination boiler, double radiator.

BEDROOM 3: 13' 11" x 9' 3" (4.25m maximum x 2.83 m + recess) Twin skylights, double radiator, tv point, access to roof void.

EN-SUITE SHOWER ROOM: Contemporary white three piece suite comprising low level wc, wash hand basin on vanity unit, corner shower cubicle with Mira sport shower over, vertical chrome radiator/towel rail, recessed spot lighting, extractor fan.

OUTSIDE: Lawned garden to rear elevation with patio area and external lighting. Parking space in adjacent corner of cul de sac.

TENURE: Freehold.

VIEWINGS: Strictly by appointment through Wallace Jones Estate Agents.

