



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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2 South Street, Long Eaton, NOTTINGHAM, NG10 1ER

Asking Price Of £95,000



One bedroom flat located in Long Eaton, Nottingham

No upwards chain and vacant possession, a freehold one bedroom first floor flat with garage requiring full refurbishment.



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ESTATE AGENTS, VALUERS AND AUCTIONEERS

Property Description

For sale with no upwards chain and vacant possession, a freehold first floor one bedroom flat. Benefitting from off street parking, garage and double glazing, the property however does require a full refurbishment. Ideally located close to Long Eaton town centre this would make a great first home or would be an ideal investment.

The property is nearby Asda and Tesco superstores and many other retail outlets found in Long Eaton town centre, where there are also several local pubs, restaurants and the well regarded Clifford Gym. There are healthcare and sports facilities including West Park Leisure Centre. There are excellent local schools for all ages nearby and the transport links include J25 of the M1, East Midlands Airport, Long Eaton and East Midlands Parkway station and the A52 and other main roads provide good links to Nottingham, Derby and other East Midlands towns and cities.



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LIVING ROOM: 11' 6" x 9' 2" (3.52m x 2.80m) Double glazed window to the front.

KITCHEN: 5' 11" x 7' 9" (1.82m x 2.37m) Double glazed window to the side, counter top and sink.

BEDROOM: 8' 4" x 14' 5" (2.56m x 4.41m) Double glazed window to the front.

BATHROOM: 6' 8" x 5' 11" (2.04m x 1.81m) Double glazed window to the side, fitted suite.

TENURE: Freehold.

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

