

## 3 Bed Terraced In Widdowson Road Long Eaton, Nottingham, NG10 3SY

£1,225 Monthly



# SHORT DESCRIPTION

Property Ref: 16309 First time to let, this renovated three double bedroom townhouse with allocated off-road parking is ideally situated just minutes from the train station, within walking distance of Long Eaton town centre, and offering excellent transport links to Nottingham, Derby, London and Junction 25 of the M1 motorway. The property benefits from gas central heating and UPVC double glazing throughout. Internally, the spacious accommodation comprises a welcoming reception hall with ground floor WC, a generous lounge diner ideal for modern living, and a contemporary fitted kitchen featuring white gloss units and a range of integrated appliances. To the first floor are two well-proportioned double bedrooms and a recently re-fitted shower room. The second floor hosts an impressive master bedroom complete with fitted wardrobe and a newly refurbished en-suite shower room. Externally, the property offers a private landscaped rear garden, and allocated off-road parking to the rear of the property. The property is well placed for local shops. There are excellent schools for all ages within walking distance, further shopping facilities can be found in Long Eaton where there are Morrisons, Sainsbury, Asda, Tesco, Lidl and Aldi stores as well as many other retail outlets. There are healthcare and sports facilities including West Park Leisure Centre and adjoining playing fields and the excellent transport links include junctions 24 and 25 of the M1, East Midlands Airport, Long Eaton station, which is only a few minutes walk away, and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities. Entrance Hall - 3.28m x 1.75m approx (10'9 x 5'9 approx) - Recently fitted composite door to the front with two inset frosted glass panels, LVT grey flooring, radiator, doors to the kitchen and lounge diner and stairs to first floor. Lounge With Dining Area - 4.11m x 4.80m approx (13'6 x 15'9 approx) - Double glazed, double opening french doors opening to the rear garden with UPVC double glazed windows to either side, recently fitted grey carpeted flooring, two ceiling lights, two radiators and TV and satellite dish points. Kitchen - 2.49m x 3.25m approx (8'2 x 10'8 approx) - The kitchen is fitted with white gloss units and includes a 1½ bowl sink with a mixer tap and a four ring hob set in a work surface with an integrated dishwasher, cupboards, drawers and an integrated washing machine below, oven and microwave oven with cupboards above and below, range of matching eye level wall cupboards with lighting beneath, hood to the cooking area, tiling to the walls by the work surface areas, double glazed window to the front, integrated fridge freezer, LED lighting and a fan heater to the plinths below the base cupboards and a double glazed window to the front. Ground Floor W.C. - 1.65m x 0.91m approx (5'5 x 3 approx) - Double glazed frosted window to the front, grey flooring, chrome towel radiator, white low flush w.c. and white pedestal sink with a tiled splashback and storage cupboard below. First Floor Landing - 1.75m x 2.95m approx (5'9 x 9'8 approx) - Featuring grey carpeted flooring, radiator, and doors to two bedrooms and shower room. Bedroom 2 - 4.11m x 3.20m approx (13'6 x 10'6 approx) - Two double glazed window to the front, grey carpet, radiator and a TV point. Bedroom 3 - 4.11m x 2.59m approx (13'6 x 8'6 approx) - Two double glazed window to the rear, grey carpet, radiator and built-in wardrobes with drawers and hanging rails extending to one wall. Shower Room - 2.26m x 2.26m approx (7'5 x 7'5 approx) - Having a walk-in corner shower with a rain shower head and a hand held shower, sink with a mixer tap and double cupboard below and w.c. with a concealed cistern, a large gloss grey storage cupboard, a heated towel radiator, electric shaver point and an extractor fan. Second Floor Landing - 1.75m x 3.28m approx (5'9 x 10'9 approx) - Skylight window to the ceiling, grey carpet, door to the master bedroom, the gas boiler is housed in a built-in cupboard leading to further storage space in the roof space. Master Bedroom - 4.11m x 4.57m approx (13'6 x 15 approx) - Double glazed window to the front elevation, grey carpet, ceiling light, radiator, TV point, built-in wardrobes, large built-in storage cupboard and a loft hatch. En-Suite - 2.79m x 1.73m approx (9'2 x 5'8 approx) - Double glazed skylight window, vinyl flooring, ceiling light, extractor fan, electric shaver point, enclosed corner shower unit which is mains fed, W.C. and a pedestal wash hand basin. Council Tax Band - Erewash Borough Council Tax Band C Total income required to satisfy referencing checks: £42,500 Working tenants preferred, pets considered and non smoking property. Property Type: Terraced Full Renting price: £1225.00 Council tax band: C EPC rating: C Measurement:1044.1 sq.ft. Outside Space: Rear Garden Parking: Allocated Heating Type: Gas Central Heating -----



**Bed Room(s)**



**Bath Room(s)**

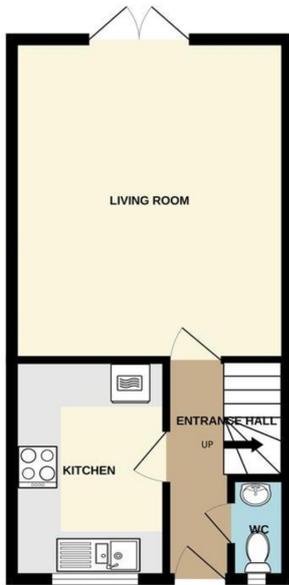


**Living Room(s)**

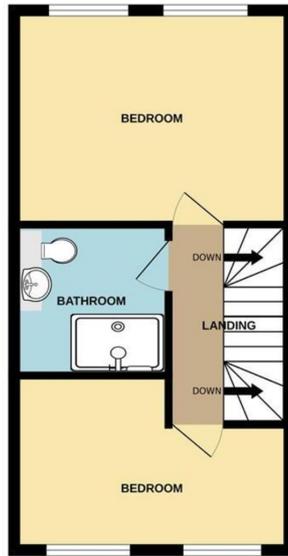
## FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.  
All measurements are a maximum and include wardrobes and bay windows where applicable.

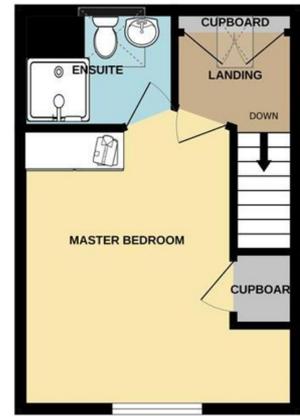
GROUND FLOOR  
366 sq.ft. (34.0 sq.m.) approx.



1ST FLOOR  
366 sq.ft. (34.0 sq.m.) approx.



2ND FLOOR  
264 sq.ft. (24.5 sq.m.) approx.



## EPC GRAPH

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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