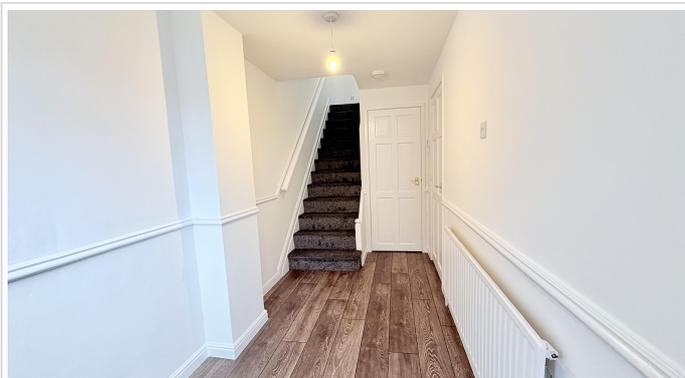


3 Bed Terraced In Hardwick Court, Sawley , Long Eaton, NG10 3EX £1,050 Monthly





SHORT DESCRIPTION

Property Ref: 16340 FULLY RENOVATED THREE-BEDROOM MID-TERRACED HOUSE IN SAWLEY, LONG EATON This WELL-PRESENTED MID-TERRACED HOME offers MODERN, COMFORTABLE LIVING and is ideally positioned in the POPULAR AREA OF SAWLEY, LONG EATON. Recently renovated throughout, the property combines contemporary finishes with a practical layout, making it an excellent choice for PROFESSIONAL TENANTS or FAMILIES. Ideally located for Long Eaton town centre, the property benefits from close proximity to LOCAL SHOPS, AMENITIES, PARKS and SCHOOLS. Sawley Medical Centre is approximately a 15-MINUTE WALK away and the area offers good transport links to Nottingham, Derby, and surrounding areas. The ground-floor accommodation comprises a BRIGHT AND SPACIOUS LIVING AREA, providing a welcoming space for everyday living and relaxation. The property further benefits from a NEWLY FITTED MODERN KITCHEN, finished to a high standard and offering practical storage and workspace. Upstairs, the property offers THREE WELL-PROPORTIONED BEDROOMS along with a FULLY RENOVATED MODERN FAMILY BATHROOM, all arranged on the first floor. The house has been FULLY RENOVATED throughout, including a BRAND-NEW KITCHEN, BRAND-NEW BATHROOM and NEW FLOORING THROUGHOUT, creating a fresh, contemporary interior ready for immediate occupation. Externally, the property benefits from both a FRONT GARDEN and a PRIVATE REAR GARDEN, providing useful outdoor space for families or relaxing during warmer months. Situated within a WELL-ESTABLISHED AND SOUGHT-AFTER RESIDENTIAL AREA, this property offers modern living in a convenient and desirable location. AVAILABLE NOW - EARLY VIEWING HIGHLY RECOMMENDED TO AVOID DISAPPOINTMENT. Property Type: Terraced Full Renting price: £1050.00 Pricing Options: Fixed Price Tenure: 12 months Council tax band: A EPC rating:C Measurement: 947.224 sq.ft. Outside Space: Front Garden, Rear Garden Parking: On street Heating Type: Gas Central Heating -----

3

Bed Room(s)

1

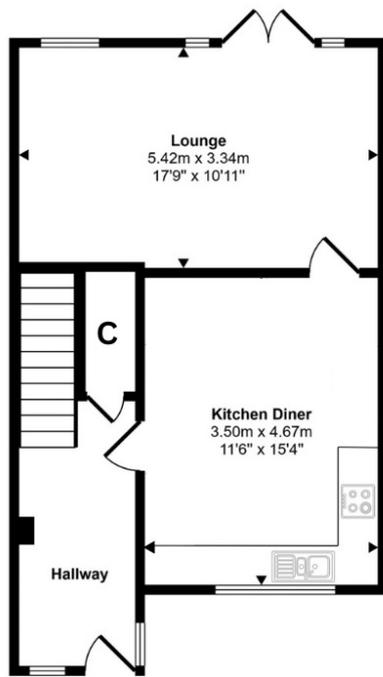
Bath Room(s)

1

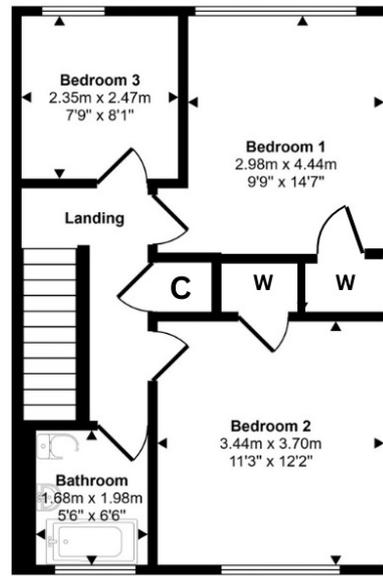
Living Room(s)

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
Approx 46 sq m / 497 sq ft



First Floor
Approx 46 sq m / 491 sq ft

EPC GRAPH

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

Property type	Mid-terrace house
Total floor area	88 square metres

Rules on letting this property

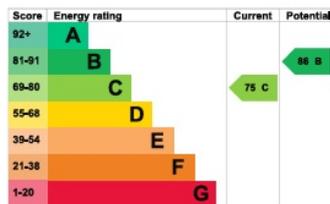
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

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