



**Plot 2, Curzon Street,  
Long Eaton, Nottingham  
NG10 4FL**

**£239,950 Freehold**

A FANTASTIC OPPORTUNITY TO PURCHASE WHAT WILL BE A STUNNING PAIR OF SEMI DETACHED HOUSES LOCATED ON THE POPULAR ROAD OF CURZON STREET AND BEING SOLD WITH THE BENEFIT OF NO UPWARD CHAIN.

Robert Ellis are delighted to bring to the market a three storey semi detached house due to be completed May/June 2021. If you fancy owning your very own brand new home for summer, then look no further. The two properties will benefit from a high specification finish with accommodation over three floors. Being situated on Curzon Street within easy reach of all the amenities and facilities provided by Long Eaton, along with excellent public transport links found on Curzon Street, these two properties are ideal for the growing family, first time buyer or someone looking to downsize.

The properties will have accommodation arranged on three floors and will be entered through the front door into the entrance hall, there are stairs to the first floor and a door to the lounge which in turn leads to the inner lobby, door to the ground floor w.c. and door to the kitchen/diner which will have bi-folding doors and Velux windows offering lots of light and facility onto the South-West facing rear garden. Off the kitchen there will be a utility room. To the first floor the landing will have a useful storage cupboard and doors to bedroom 2 to the rear and bedroom 3 to the front. There is also a family bathroom. Stairs then lead to the second floor and to the master bedroom with an en-suite having a dual aspect with window to the front and Velux windows to the rear. Outside there will be parking for two cars for each property and a particular feature is the larger than average rear garden which is South-West facing.

The property is within easy reach of the Asda and Tesco superstores along with numerous other retail outlets found in Long Eaton town centre, there are excellent schools for all ages, healthcare and sports facilities which include the West Park Leisure Centre and adjoining playing fields and transport links include J25 of the M1, Long Eaton and East Midlands Parkway Stations, East Midlands Airport and the A52 and other main roads all of which provide good access to Nottingham, Derby and other East Midlands towns and cities.

Entrance Hall

Living Room 14'1" x 13'1" approx (4.3m x 4m approx)

Inner Lobby

Cloaks/w.c. 5'2" x 4'7" approx (1.6m x 1.4m approx)

Kitchen/Diner 15'1" x 13'1" approx (4.6m x 4m approx)

Utility Room

First Floor Landing

Bedroom 2 15'1" x 11'5" approx (4.6m x 3.5m approx)

Bedroom 3 9'10" x 8'2" approx (3m x 2.5m approx)

Bathroom 8'6" x 8'2" approx (2.6m x 2.5m approx)

Second Floor Landing

Bedroom 1 19'8" x 15'1" approx (6m x 4.6m approx)

En-Suite

Outside

Directions

Proceed out of Long Eaton along Derby Road and Curzon Street can be found as a turning on the right hand side after the bend.

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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

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