

what's your dream?

Mortons
ESTATE AGENCY



7 Woodland Avenue, Breaston, Derby

£119,995

-
- A Desirable Semi-Detached House Situated In The Popular Village Of Breaston
 - Entrance Porch and Lounge
 - Sun Lounge and Modern Breakfast Kitchen
 - 2 Bedrooms and Upstairs White Bathroom Suite
 - Good Size Rear Garden
 - Double Glazed Windows and Gas Central Heating
 - No Chain

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Ground Floor

Entrance Porch

Upvc entrance door, under stairs recess area.

Lounge



4.55m x 3.74m (14' 11" x 12' 3")

Varnished original floorboards, upvc window to front, radiator, fireplace with wood surround and marble hearth with coal effect gas fire, T.V. point.

Inner Lobby

Radiator, staircase leading to first floor.

Breakfast Kitchen



3.76m x 2.8m (12' 4" x 9' 2")

Radiator, integrated electric oven, 4 ring gas hob, stainless steel hood, stainless steel sink unit, plumbing for washing machine and dishwasher, space for fridge freezer, splash back tiles, matching Shaker style base and wall units with rolled edged worktop, upvc door leading to Sun Lounge.

Sun Lounge



3.74m x 2.51m (12' 3" x 8' 3")

Wall mounted gas heater, double glazed patio doors leading to rear garden.

First Floor

Landing

Upvc window to side, access to bedrooms and bathroom.

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Bedroom 1



4.57m x 3.16m (15' x 10' 4")

Upvc window to front, radiator, a range of fitted wardrobes which go the full length of the wall (loft access via fitted wardrobes).

Bedroom 2



2.8m x 2m (9' 2" x 6' 7")

Upvc window to rear, radiator.

Bathroom



Obscure upvc window to side, radiator, white suite with panelled bath with shower attachment, pedestal wash hand basin, low level W.C.

Outside

Front Garden

Low level wall to front, gravel area, access to rear garden via side gate.

Rear Garden



Paved patio area leading to lawn, the garden is bordered by conifer trees and hedgerow, outside tap, 2 garden sheds, raised decking area to rear.

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Tenure

The tenure of this property is Freehold.

Measurements

All measurements are approximate.

Further Information

We have not tested any of the appliances or systems at the property, and buyers are advised to satisfy themselves as to their working order and condition.

Arrange Viewing

Telephone us on 0115 972 0590
Mon-Fri 9.00-5.30, Sat 9.00-1.00.

Visit our website at www.mortons-move.co.uk

Branch Office:

11 Derby Road, Long Eaton, Nottingham, NG10 1LU.

Directions

Leave Long Eaton on Derby Road heading in the direction of Breaston. At the island go straight over and continue into Breaston. Woodland Road is located on your left hand side.

Energy Performance Certificate

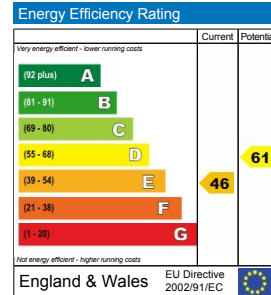
Energy Performance Certificate



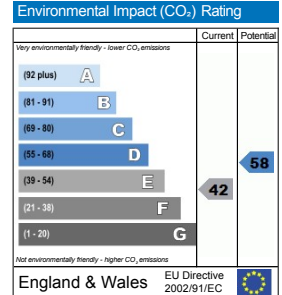
7, Woodland Avenue
Breaston
DERBY
DE72 3AN

Dwelling type: Semi-detached house
Date of assessment: 21 January 2012
Date of certificate: 21 January 2012
Reference number: 8512-6029-5780-3509-5922
Type of assessment: RdSAP, existing dwelling
Total floor area: 73 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating, the more energy efficient the home is and the lower the fuel bills are likely to be.



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating, the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	383 kWh/m ² per year	259 kWh/m ² per year
Carbon dioxide emissions	5.4 tonnes per year	3.7 tonnes per year
Lighting	£69 per year	£44 per year
Heating	£827 per year	£616 per year
Hot water	£174 per year	£101 per year

You could save up to £307 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperature, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.



Remember to look for the Energy Saving Trust Recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.

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