

HoldenCopley

PREPARE TO BE MOVED

Old Derby Road, Eastwood, Nottinghamshire NG16 3SF

£200,000

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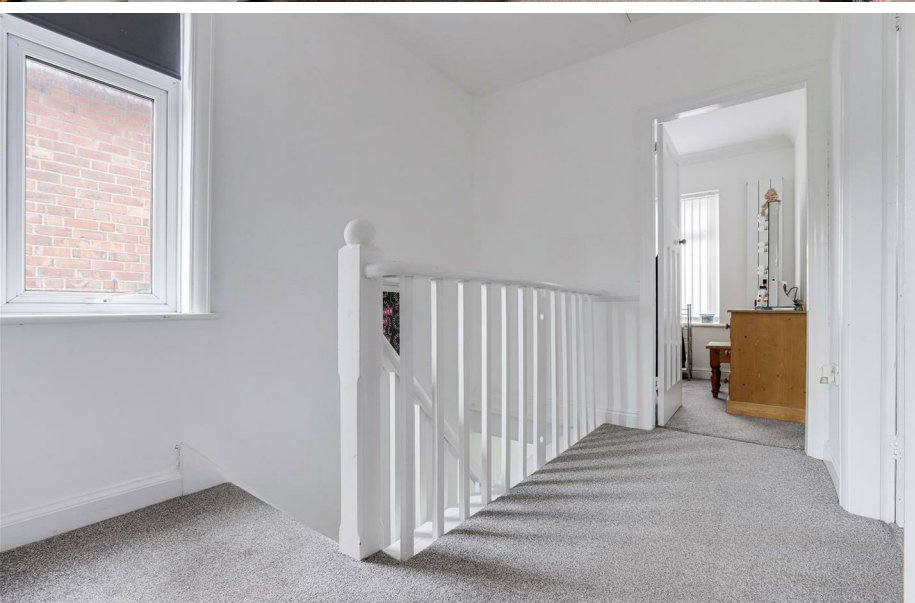
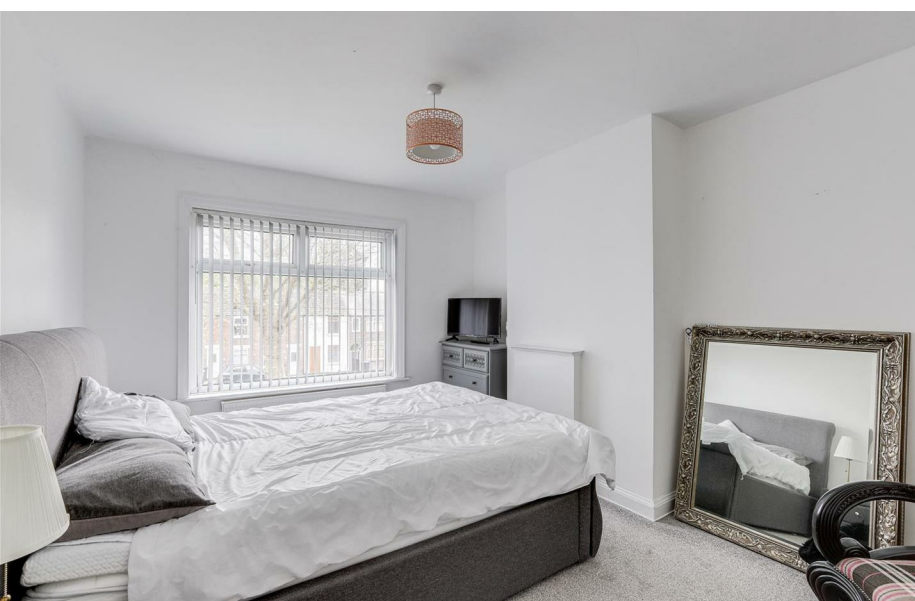


NO UPWARD CHAIN...

Situated in close proximity to Hall Park and Mansfield Road Recreation Ground, this semi-detached house beckons with its inviting presence. Located just a stone's throw away from Langley Mill train station, convenience is at your doorstep, while local amenities cater to every need. Welcoming you with a porch, the entrance hall leads into a cosy living room adorned with a square bay window. The heart of the home lies in the well-appointed kitchen diner, offering seamless access to the rear garden, perfect for al fresco dining and entertaining. Ascend the stairs to discover three bedrooms on the first floor, each promising comfort and tranquillity, accompanied by a three-piece bathroom suite. Outside, the frontage boasts a lawn, accented by courtesy lighting and painted borders, with gated access to the rear garden featuring a patio area, framed by planted borders and secured by fence panelled boundaries.

MUST BE VIEWED





- Semi Detached House
- Three Bedrooms
- Living Room
- Spacious Kitchen Diner
- Three-Piece Bathroom Suite
- Enclosed Rear Garden
- Popular Location
- Excellent Transport Links
- No Upward Chain
- Must Be Viewed





GROUND FLOOR

Porch

5'11" x 2'6" (1.82m x 0.78m)

The porch has carpeted flooring, and a UPVC door providing access into the accommodation.

Entrance Hall

13'6" x 7'0" (max) (4.12m x 2.14m (max))

The entrance hall has wood-effect flooring, carpeted stairs, a radiator, an in-built cupboard, and access to the ground floor accommodation.

Living Room

12'0" x 12'0" (max) (3.68m x 3.66m (max))

The living room has UPVC double glazed square bay window to the front elevation, a radiator, a TV point, a feature fireplace with a brick surround, and carpeted flooring.

Kitchen/Diner

18'5" x 15'2" (max) (5.62m x 4.64m (max))

The kitchen diner has a range of fitted base and wall units with worktops, a stainless steel sink and half with a mixer tap and drainer, an integrated double oven, a ceramic hob and extractor fan, space and plumbing for a washing machine, space for a fridge freezer, space for a dining table, a vertical radiator, recessed spotlights, tiled splashback, wood-effect flooring, a double glazed window to the side elevation, a UPVC double glazed bay window to the rear elevation, and a UPVC door opening out to the rear garden.

FIRST FLOOR

Landing

9'1" x 7'0" (2.79m x 2.15m)

The landing has a UPVC double glazed window to the side elevation, access into the loft, and access to the first floor accommodation.

Bedroom One

13'10" x 11'0" (max) (4.22m x 3.36m (max))

The first bedroom has a UPVC double glazed window to the front elevation, a radiator, and carpeted flooring.

Bedroom Two

10'11" x 10'0" (max) (3.34m x 3.05m (max))

The second bedroom has a UPVC double glazed window to the rear elevation, a radiator, and carpeted flooring.

Bedroom Three

7'6" x 7'1" (2.29m x 2.16m)

The third bedroom has a UPVC double glazed window to the front elevation, a vertical radiator, and carpeted flooring.

Bathroom

6'11" x 6'9" (2.12m x 2.07m)

The bathroom has a UPVC double glazed obscure window to the rear elevation, a low level flush W/C, a pedestal wash basin, a panelled bath with a wall-mounted shower fixture and shower screen, a heated towel rail, recessed spotlights, floor-to-ceiling tiling, and wood-effect flooring.

OUTSIDE

Front

To the front of the property is a lawn, courtesy lighting, painted borders, and gated access to the rear garden.

Rear

To the rear of the property is a low-maintained garden with courtesy lighting, a patio area, planted borders, and fence panelled boundary.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Fibre

Broadband Speed - Ultrafast download speed 1000Mbps ad Upload speed

220Mbps

Phone Signal – Good coverage of Voice, 3G & 4G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Broxtowe Borough Council - Band B

This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

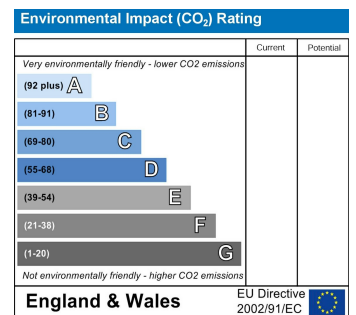
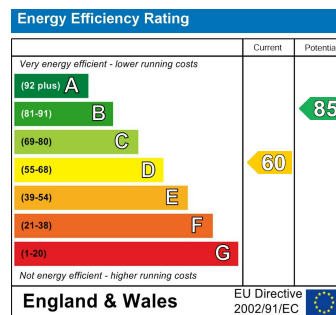
The vendor has advised the following:

Property Tenure is Freehold

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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only. They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.
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01156 972 972

33A High Street, Hucknall, Nottingham, NG15 7HJ

hucknaloffice@holdencopley.co.uk

www.holdencopley.co.uk

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