

HoldenCopley

PREPARE TO BE MOVED

College Street, Long Eaton, Nottinghamshire NG10 4GE

Guide Price £225,000 - £235,000

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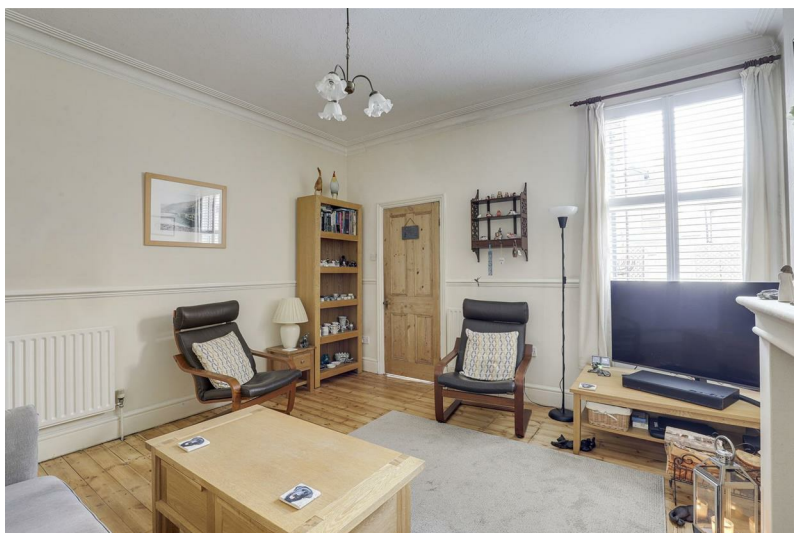


GUIDE PRICE £225,000 - £235,000

NO UPWARDS CHAIN...

Set amidst a vibrant community and boasting proximity to an array of local conveniences such as shops, schools, and excellent transport links, this semi detached house beckons with its well-presented allure. Step inside to discover a warm and inviting ambiance, where the dining room welcomes with the cosy crackle of a log burner and integrated shutters adorning the window, creating an atmosphere of comfort and style. The living room exudes character with its feature fireplace, offering a perfect retreat for relaxation, while seamless access leads into the fitted kitchen, where culinary endeavours unfold effortlessly. A convenient utility room and downstairs W/C completes the ground floor layout. Ascend to the first floor to find two generously proportioned double bedrooms alongside a smaller third bedroom, ideal for an office space or a child's cosy haven. These bedrooms are served by a modern three-piece bathroom suite. Outside, the property boasts a slate courtyard at the front, complemented by on-street parking and rear access. The enclosed low-maintenance garden at the rear, features a patio area for al fresco dining, slate borders adorned with shrubs, a decking seating area, and a boundary secured by a combination of fence and brick wall.

MUST BE VIEWED





- Semi Detached House
- Three Bedroom
- Living Room With A Log Burner
- Dining Room With A Log Burner
- Fitted Kitchen & Utility Room
- Three-Piece Bathroom Suite & Ground Floor W/C
- Low-Maintenance Rear Garden
- Well-Presented Throughout
- Close To Local Amenities
- Must Be Viewed





GROUND FLOOR

Dining Room

12'10" x 12'7" (3.92m x 3.85m)

The dining room has a UPVC double glazed window to the front elevation with fitted shutters, two radiators, a recessed chimney breast alcove with a dual fuel log burner with slate hearth and a solid wood mantelpiece, coving to the ceiling, sanded real wood flooring, and a composite door providing access into the accommodation.

Hall

The hall has sanded real wood flooring, and access to the half cellar with storage space.

Living Room

13'1" x 12'10" (4.00m x 3.92m)

The living room has a UPVC double glazed window with fitted shutters to the rear elevation, two radiators, a dado rail, coving to the ceiling, a recessed chimney breast alcove with a dual fuel log burner and a decorative surround and slate hearth, sanded real wood flooring, and carpeted stairs.

Kitchen

10'6" x 7'10" (3.22m x 2.41m)

The kitchen has a range of base and wall units with worktops, a Belfast sink with a mixer tap, an integrated oven, gas ring hob, space and plumbing for a dishwasher, a radiator, tiled splashback, tiled flooring, a UPVC double glazed window with fitted shutters to the rear elevation, and a UPVC door providing access to the rear garden.

Utility Room

5'10" x 5'1" (1.78m x 1.55m)

The utility room has a UPVC double glazed obscure window to the side elevation, a radiator, space for a fridge freezer, space and plumbing for a washing machine, a wall-mounted boiler, coving to the ceiling, and tiled flooring.

W/C

This space has a UPVC double glazed window to the rear elevation, a low level flush W/C, partially tiled walls, and tiled flooring.

FIRST FLOOR

Landing

The landing has carpeted flooring, a radiator, and access to the first floor accommodation.

Bedroom One

12'11" x 12'5" (3.94m x 3.80m)

The first bedroom has a UPVC double glazed window with fitted shutters to the front elevation, a radiator, a decorative fireplace, an in-built cupboard, loft hatch with drop down ladder and carpeted flooring.

Bedroom Two

13'1" x 9'8" (4.01m x 2.95m)

The second bedroom has a UPVC double glazed window with fitted shutters to the rear elevation, a radiator, a decorative fireplace, a dado rail, and carpeted flooring.

Bedroom Three

8'9" x 7'11" (2.69m x 2.43m)

The third bedroom has a UPVC double glazed window with fitted shutters to the rear elevation, a radiator, a decorative fireplace, and carpeted flooring.

Bathroom

8'0" x 4'5" (2.45m x 1.36m)

The bathroom has a UPVC double glazed obscure window with fitted shutters to the rear elevation, a low level flush W/C, a wall-mounted wash basin, a 'P' shaped bath with a wall-mounted shower fixture and shower screen, a chrome heated towel rail, recessed spotlights, an extractor fan, floor-to-ceiling tiling, and tiled flooring.

OUTSIDE

Front

To the front of the property is a small slate courtyard, on-street parking, and access to the rear.

Rear

To the rear of the property is an enclosed low-maintenance garden, with a patio area, planted slate borders with shrubs and plants, a further decking seating area, fence and brick wall boundary, and gated access.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Fibre

Broadband Speed - Ultra Fast Down Load 1000Mbps and upload Speed 222Mbps

Phone Signal – Good coverage of Voice, 3G & 4G - Some coverage of 5G

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 - Erewash 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.

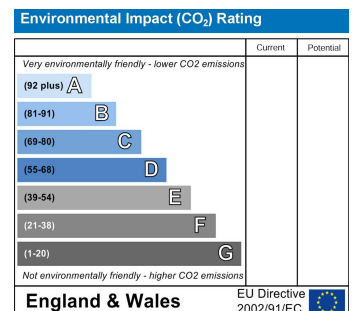
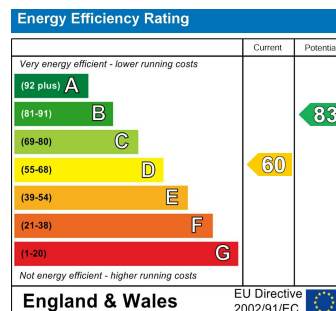
The vendor has advised the following:

Property Tenure is Freehold

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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.





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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