

# HoldenCopley

PREPARE TO BE MOVED

Wyvern Avenue, Long Eaton, Nottinghamshire NG10 1AE

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Guide Price £180,000 - £190,000

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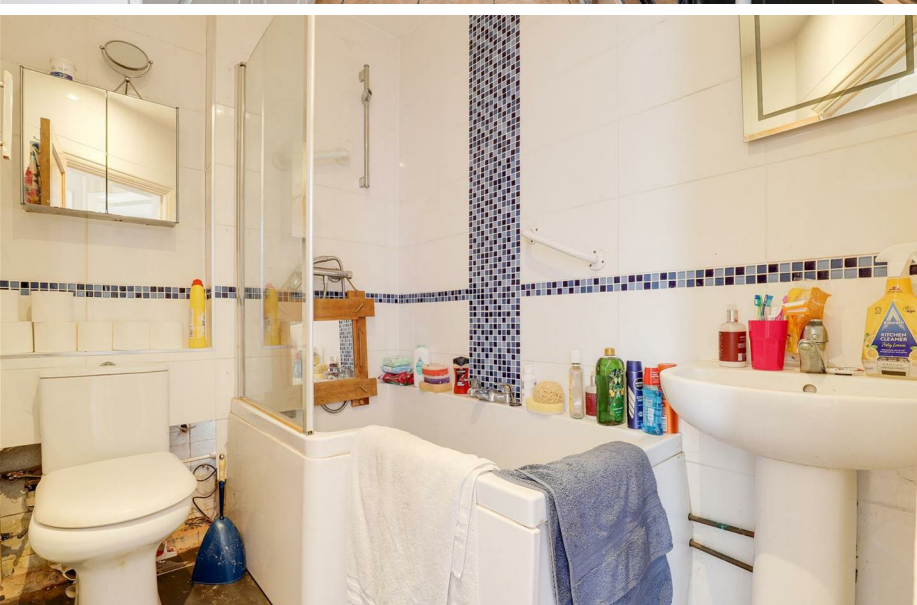
**\*\*GUIDE PRICE: £180,000 - £190,000\*\***

**NO UPWARD CHAIN...**

This semi-detached bungalow, overlooking Barkers Pond and with a convenient bus stop right outside, offers great potential for those seeking single-level living. While it benefits from a new full central heating system, including an air-sourced heat pump, new radiators, external wall insulation, loft insulation, and solar panels, the property requires some upgrading to bring it to its full potential. The generously sized living room opens into a conservatory, providing a great space for relaxation or entertaining. The fitted kitchen is functional, and the two bedrooms offer ample space. A three-piece bathroom serves the interior. Outside, low-maintenance gardens with patio areas offer opportunities for outdoor dining, while planted borders add character. The property also includes a shed for storage, a garage for parking or additional storage and a secure, fenced boundary for peace of mind.

**MUST BE VIEWED**





- Semi-Detached Bungalow
- Two Bedrooms
- Spacious Living Room
- Conservatory
- Fitted Kitchen
- Three-Piece Bathroom Suite
- Garage & Driveway
- Low-Maintained Gardens
- Potential Throughout
- Excellent Location





## ACCOMMODATION

### Hall

The hall has wood-effect flooring, a radiator, and a UPVC door providing access into the accommodation.

### Living Room

10'11" x 14'2" (3.34m x 4.34m)

The living room has wood-effect flooring, a TV point, a radiator, a feature fireplace with a decorative mantelpiece, coving to the ceiling, and open access into the conservatory.

### Conservatory

10'1" x 7'9" (3.08m x 2.38m)

The conservatory has wood-effect flooring, UPVC double glazed window surround, a Polycarbonate roof, a UPVC door providing access to the side garden.

### Kitchen

7'4" x 9'4" (2.24m x 2.87m)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink with a mixer tap and drainer, space for a freestanding cooker, space and plumbing for a washing machine, tongue and groove splashback, tiled walls, tiled flooring, and a UPVC door opening out to the side garden.

### Bedroom One

11'6" x 10'6" (3.52m x 3.21m)

The first bedroom has a UPVC double glazed window to the side elevation, a radiator, and wood-effect flooring.

### Bedroom Two

7'7" x 9'7" (2.32m x 2.93m)

The second bedroom has a UPVC double glazed window to the side elevation, a radiator, and wood-effect flooring.

### Bathroom

6'11" x 5'3" (2.11m x 1.61m)

The bathroom has a low level flush W/C, a pedestal wash basin, a panelled bath with a handheld shower fixture and shower screen, a radiator, recessed spotlights, access into the loft, floor-to-ceiling tiling, and tiled flooring.

## OUTSIDE

To the front, side and rear of the property is low maintained gardens with patio areas, a shed, various planted borders, access to a garage, and fence panelled boundary. The front of the property overlooks Barkers pond and has the added convenience of a bus stop.

## 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 and

Upload speed 220Mbps

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 –

## 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.

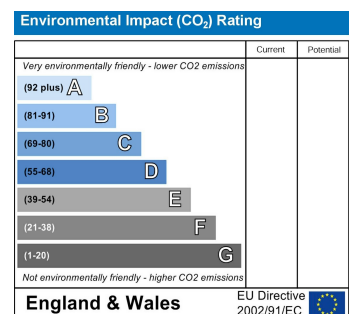
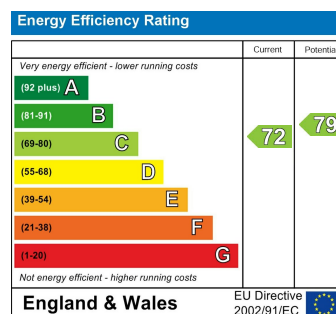
The vendor has advised the following:

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.

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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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**0115 8963 699**

30 Market Place, Long Eaton, NG10 1LT

[longeatonoffice@holdencopley.co.uk](mailto:longeatonoffice@holdencopley.co.uk)

[www.holdencopley.co.uk](http://www.holdencopley.co.uk)