

HoldenCopley

PREPARE TO BE MOVED

Wyvern Avenue, Long Eaton, Nottinghamshire NG10 1AE

Guide Price £160,000 - £190,000

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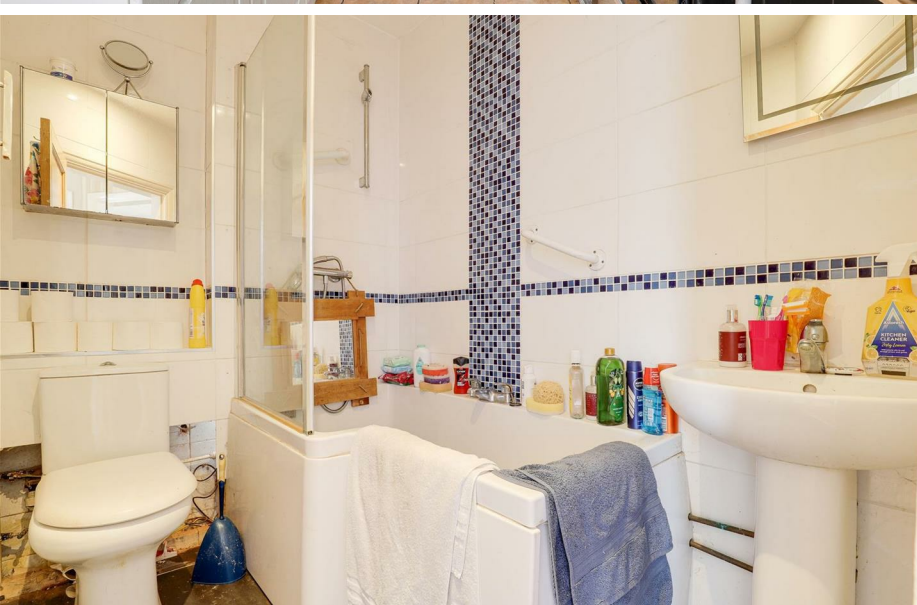
****GUIDE PRICE: £160,000 - £180,000****

NO UPWARD CHAIN...

This semi-detached bungalow, requiring an upgrade, 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

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

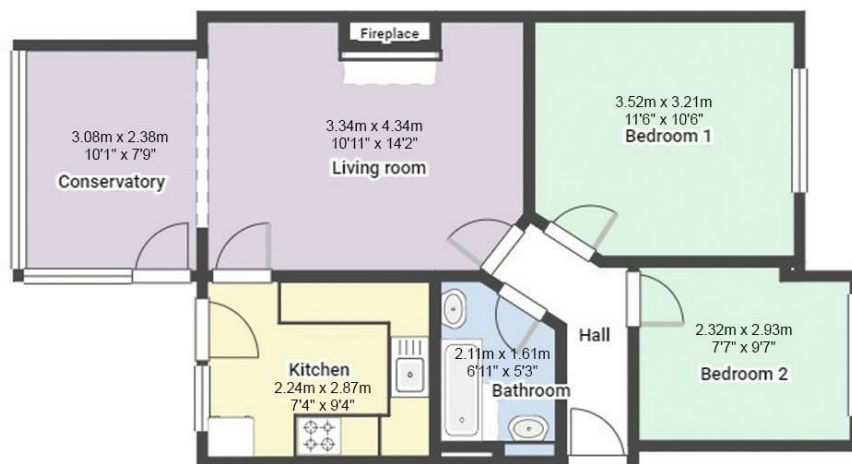
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

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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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