

HoldenCopley

PREPARE TO BE MOVED

Shakespeare Street, Long Eaton, Nottinghamshire NG10 4NB

Offers Over £165,000

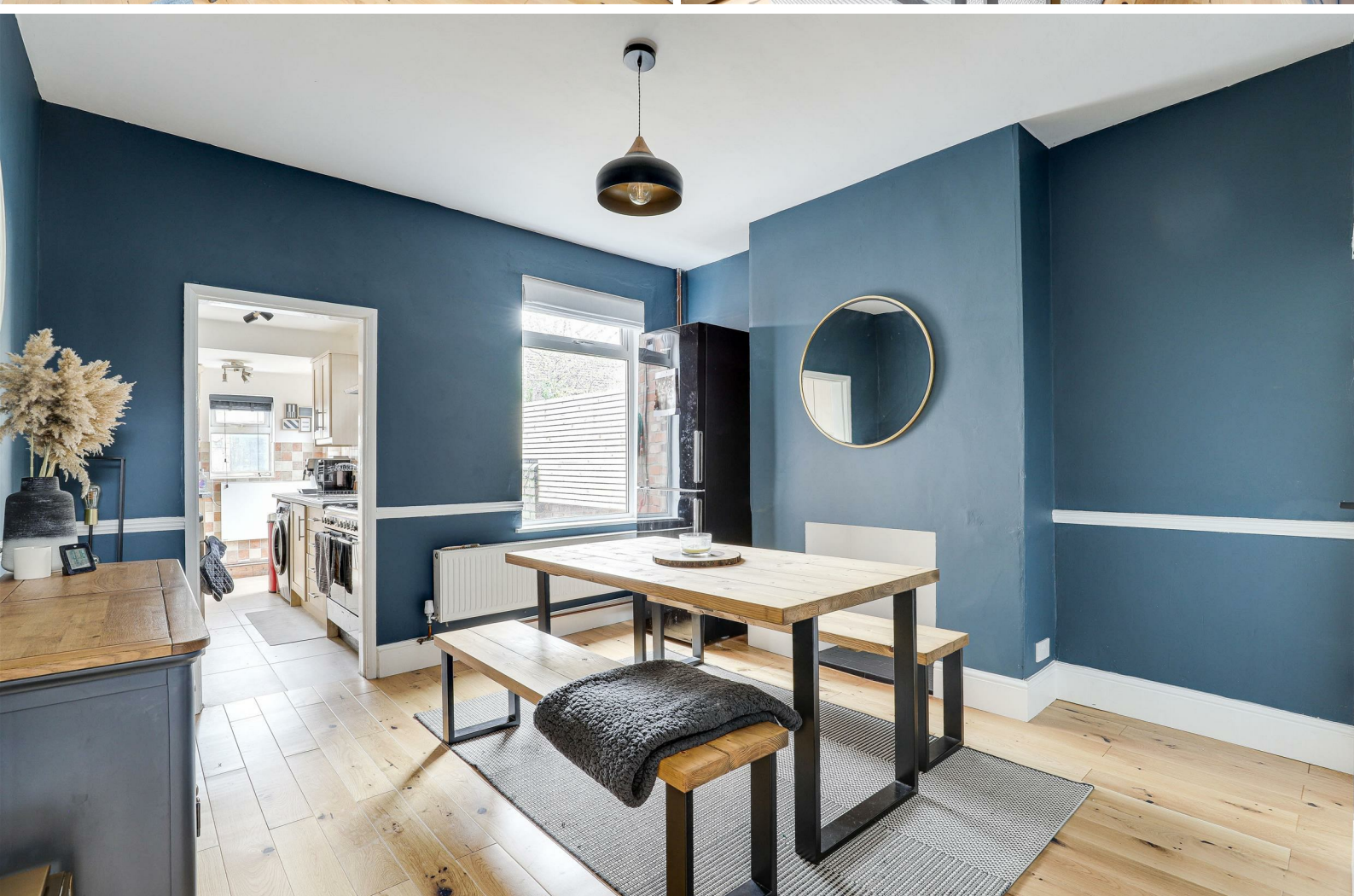
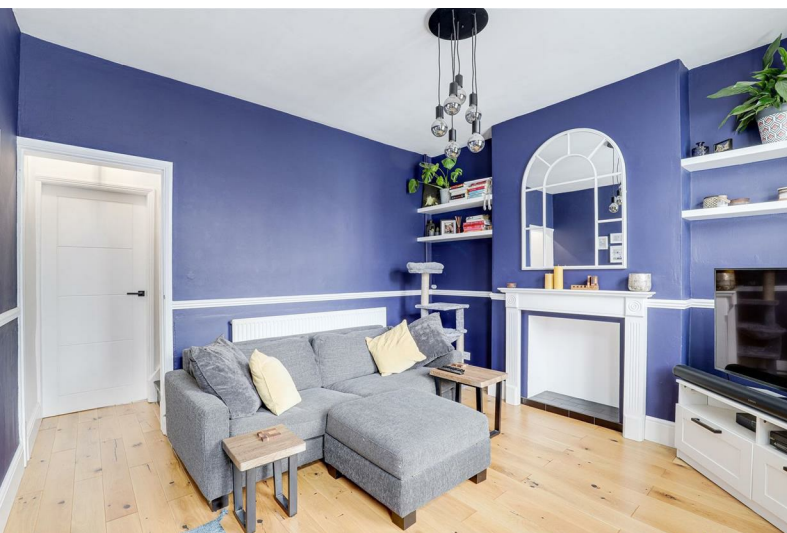
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LOCATION LOCATION LOCATION...

Nestled in a delightful location, this semi-detached house exudes warmth and comfort, inviting any first-time buyer to make it their own. Its well-presented interior hints at the cosiness within, promising a pleasant living experience from the moment you step through the door. Conveniently located near a variety of amenities, from the picturesque Attenborough Nature Reserve to local shops and excellent transport connections, this home offers the perfect balance of convenience and tranquillity. Upon entering, you're greeted by two welcoming reception rooms and a fitted kitchen. Ascend to the first floor, where two generously sized bedrooms await and a three-piece bathroom suite to complete the layout. Outside to the front of the property is access to on-street parking. To the rear is a private enclosed garden with a patio seating area.

MUST BE VIEWED





- Semi Detached House
- Two Bedrooms
- Two Reception Rooms
- Fitted Kitchen
- Three Piece Bathroom Suite
- Enclosed Rear Garden
- Perfect For First Time Buyers
- Close To Local Amenities
- Popular Location
- Must Be Viewed





GROUND FLOOR

Living Room

11'11" x 11'11" (3.64m x 3.65m)

The living room has a UPVC double-glazed window with fitted shutters to the front elevation, a dado rail, a radiator, oak flooring, a recessed chimney breast alcove with a decorative surround and a UPVC single door with a stained glass insert.

Dining Room

12'0" x 12'0" (3.67m x 3.66m)

The dining room has a UPVC double-glazed window to the rear elevation, a dado rail, a radiator, oak flooring and a recessed chimney breast alcove.

Kitchen

13'2" x 6'3" (4.03m x 1.92m)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink and a half with a swan neck mixer tap and drainer, a freestanding Smeg range cooker, an extractor fan, partially tiled walls, a plinth heater, an integrated fridge-freezer, tiled flooring, space and plumbing for a washing machine, two UPVC double-glazed windows to the side and and a UPVC single door with an obscure glass insert providing access to the rear garden.

FIRST FLOOR

Landing

The landing has carpeted flooring, recessed spotlights, an in-built storage cupboard and provides access to the first floor accommodation.

Master Bedroom

11'11" x 11'11" (3.64m x 3.65m)

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

Bedroom Two

9'3" x 9'1" (2.84m x 2.78m)

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

Bathroom

8'6" x 6'2" (2.61m x 1.89m)

The bathroom has a low level flush W/C, a wall mounted wash basin, a corner fitted shower enclosure, under floor heating, tiled flooring and walls, a heated towel rail, a built-in storage cupboard and a UPVC double-glazed obscure window to the side elevation.

OUTSIDE

Front

To the front of the property is a small patio with a brick-wall boundary and gate, along with the availability for on-street parking.

Rear

To the rear of the property is a private enclosed garden with a fence panelled boundary, a patio area and a brick built shed.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Openreach, Virgin Media

Broadband Speed - Ultrafast 1000 Mbps (Highest available download speed) 220 Mbps (Highest available upload speed)

Phone Signal – 4G available, some 3G & 5G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Very low risk of flooding

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Erewash Borough Council - Band A

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.

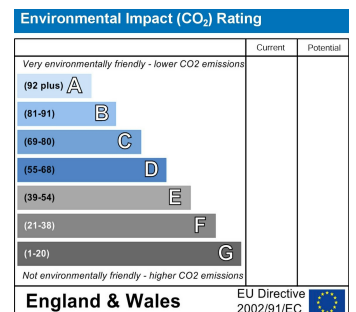
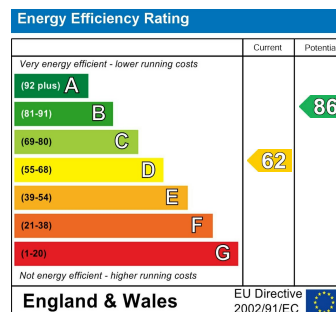
The vendor has advised the following:

Property Tenure is Freehold

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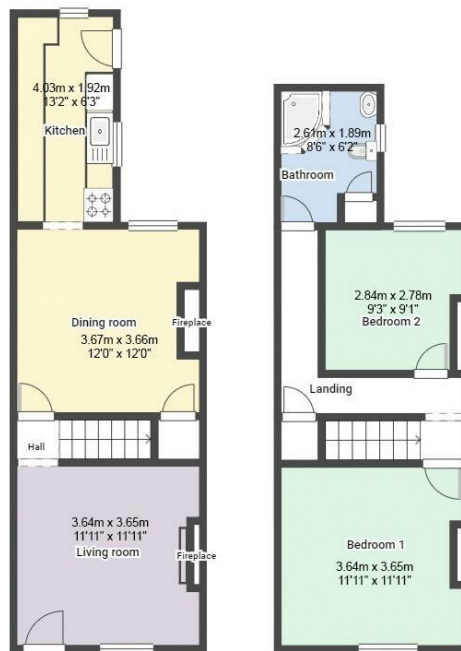
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

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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