

HoldenCopley

PREPARE TO BE MOVED

Portland Road, Long Eaton, Derbyshire NG10 3FL

£250,000

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NO UPWARD CHAIN...

Located in the heart of Long Eaton, just a leisurely stroll from the serene Sawley Park, this semi-detached residence presents an enticing blend of comfort and convenience. Boasting an enviable proximity to an array of local amenities, excellent transportation options via bus, train, or car, and tailored for the needs of a growing family. Stepping through the porch, one is greeted by a fitted kitchen exudes functionality, while the living room, adorned with double French doors, seamlessly transitions into the sunlit conservatory, offering a serene retreat. Ascending the carpeted stairs unveils three bedrooms and a well-appointed three-piece bathroom suite. Outside, the front driveway and gated access to the rear garden ensure practicality, while the enclosed rear garden, adorned with a patio area, a lawn, a shed, offers ample space for outdoor enjoyment, all bordered by a hedged boundary.

MUST BE VIEWED





- Semi-Detached House
- Three Bedrooms
- Fitted Kitchen
- Spacious Living Room
- Conservatory
- Three-Piece Bathroom Suite
- Driveway
- Generous-Sized Private Enclosed Garden
- Popular Location
- Must Be Viewed





GROUD FLOOR

Porch

6'6" x 7'8" (1.99m x 2.36m)

The porch has a UPVC double glazed window to the front elevation, a radiator, tiled flooring, and a UPVC door providing access into the accommodation.

kitchen

20'3" x 10'6" (6.18m x 3.21m)

The kitchen has a range of base and wall units with a worktop, a stainless steel sink and a half with a swan neck mixer tap and drainer, an integrated oven, ceramic hob and extractor fan, space and plumbing for a washing machine, space for a fridge freezer, space for a dining table, a radiator, and a UPVC double glazed window to the front elevation.

Entrance hall

The entrance hall has a UPVC double glazed obscure window to the side elevation, two radiators, an understairs in-built cupboard, wood-effect flooring, carpeted stairs, a UPVC door providing access to the rear garden, and open access into the living room.

Living Room

17'4" x 12'11" (5.30m x 3.96m)

The living room has a feature fireplace with a wooden surround, coving to the ceiling, carpeted flooring, and double French doors opening out to the conservatory.

Conservatory

10'4" x 12'7" (3.15m x 3.86m)

The conservatory has UPVC double glazed windows, a lantern style roof, and double French doors opening out to the rear garden.

FIRST FLOOR

Landing

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

Bedroom One

14'0" x 10'7" (4.28m x 3.23m)

The first bedroom has a UPVC double glazed window to the rear elevation, a radiator, an in-built cupboard, and carpeted flooring.

Bedroom Two

10'4" x 10'8" (3.15m x 3.27m)

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

Bedroom Three

7'2" x 9'8" (2.19m x 2.95m)

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

Bathroom

7'11" x 5'9" (2.43m x 1.76m)

The bathroom has a UPVC double glazed obscure window to the rear elevation, a low level flush W/C, a counter-top wash basin, a panelled bath with a wall-mounted electric shower fixture and a shower screen, a radiator, floor-to-ceiling tiling, and vinyl flooring.

OUTSIDE

Front

To the front of the property is a driveway, and gated access to the rear garden.

Rear

To the rear of the property is an enclosed rear garden with a patio area, a lawn, a shed, with a hedged 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 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 – 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.

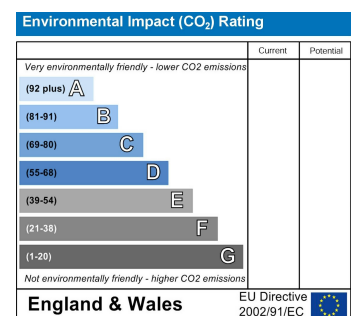
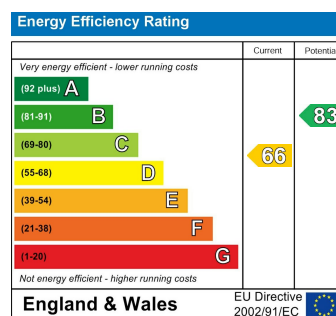
The vendor has advised the following:

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.

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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

www.holdencopley.co.uk

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