

HoldenCopley

PREPARE TO BE MOVED

Doncaster Grove, Long Eaton, Derbyshire NG10 2BA

Guide Price £175,000 - £190,000

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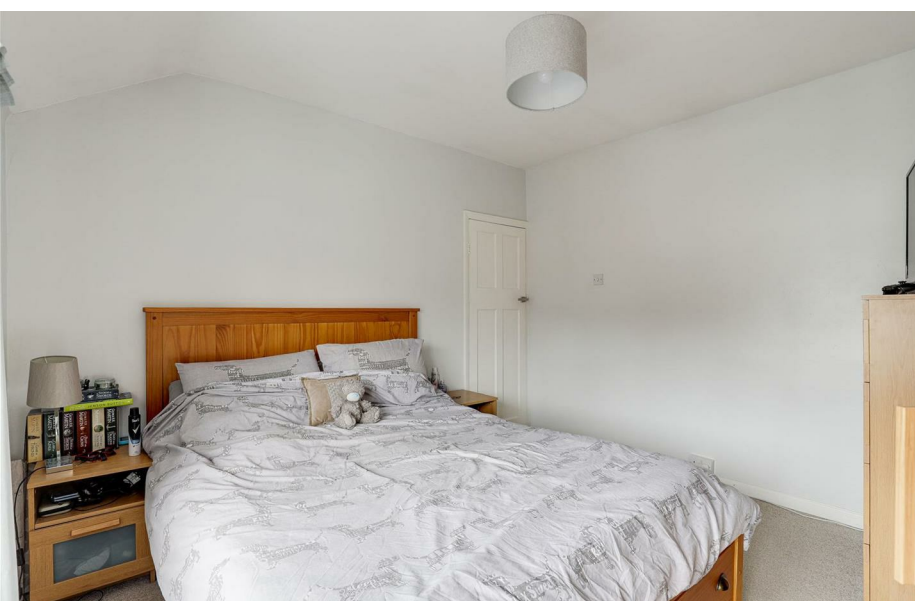
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THE PERFECT STARTER HOME...

Nestled in a popular location, this three-bedroom terraced house beckons with its well-presented and inviting ambiance. From the moment you step inside, the property exudes a sense of warmth and comfort, making it an ideal haven for a variety of potential buyers. The ground floor welcomes you with an entrance hall leading to a cosy living room adorned with a traditional fireplace, perfect for unwinding after a long day. Adjacent lies the spacious breakfast kitchen, offering ample space for culinary endeavors and casual dining. Ascending to the first floor unveils three generously proportioned bedrooms, each promising peaceful retreats, complemented by a well-appointed bathroom suite catering to daily needs. Outside, the property boasts a driveway accommodating two vehicles at the front, while at the rear, a generously sized garden awaits, offering ample space for outdoor activities and al fresco relaxation. With its prime location, proximity to local amenities, esteemed schools, and excellent transport connections, this property epitomises convenience and comfort, beckoning prospective buyers to seize the opportunity to make it their own.

MUST BE VIEWED





- Mid-Terraced House
- Three Bedrooms
- Good-Sized Living Room
- Open Plan Kitchen Diner
- Three-Piece Bathroom Suite
- Off-Road Parking
- Generous Sized Garden
- Popular Location
- Well-Presented
- Must Be Viewed





GROUND FLOOR

Entrance Hall

The entrance hall has wood-effect flooring, carpeted stairs, and a single UPVC door providing access into the accommodation.

Living Room

11'2" x 11'0" (3.42m x 3.37m)

The living room has a UPVC double glazed window to the front elevation, wood-effect flooring, a radiator, a TV point, and a cast iron fireplace with a tiled hearth.

Kitchen Diner

12'1" x 14'3" (3.70m x 4.36m)

The kitchen has a range of fitted base and wall units with worktops and a breakfast bar, a composite sink with a mixer tap and drainer, an integrated oven with an electric hob and extractor fan, space and plumbing for a washing machine, space for a fridge freezer, space for a tumble dryer, space for a dining table, tiled flooring, tiled splashback, an in-built under stair pantry cupboard, a radiator, two UPVC double glazed windows to the rear elevation, and a single UPVC door to access the rear garden.

FIRST FLOOR

Landing

The landing has carpeted flooring, a wall mounted thermostat, access to the loft via a drop-down ladder, and provides access to the first floor accommodation.

Bedroom One

11'2" x 10'5" (3.42m x 3.18m)

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

Bedroom Two

12'1" x 8'10" (3.69m x 2.70m)

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

Bedroom Three

9'2" x 7'2" (2.81m x 2.19m)

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

Bathroom

6'10" x 5'2" (2.09m x 1.59m)

The bathroom has a low level dual flush W/C, a vanity unit wash basin, a corner fitted shower enclosure with a wall-mounted electric shower, a radiator, waterproof splashback, wood-effect flooring, in-built cupboards, an extractor fan, and a UPVC double glazed obscure window to the front elevation.

OUTSIDE

Front

To the front of the property is a driveway for two cars, and side access to the rear.

Rear

To the rear of the property is a private enclosed garden with a patio area, a lawn, an outdoor tap, courtesy lighting, a gravelled area, fence panelling, and gated access.

ADDITIONAL INFORMATION

Broadband – Virgin Media, Openreach

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

Phone Signal – Most 3G & 4G / Some 5G available

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Medium risk of flooding

Non-Standard Construction – No

Other Material Issues – No

Any Legal Restrictions – The bottom third of the garden is owned by the council. The vendor is currently in negotiations to purchase at the moment.

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.

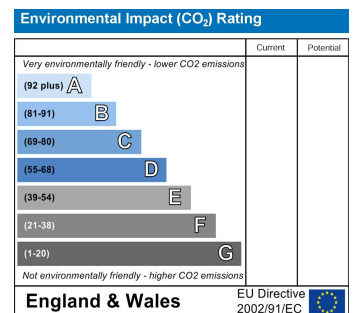
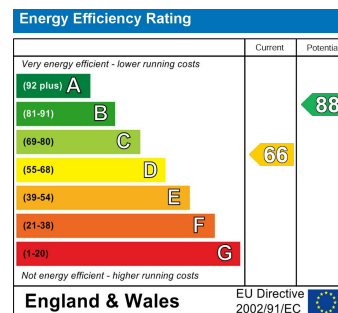
The vendor has advised the following:

Property Tenure is Freehold

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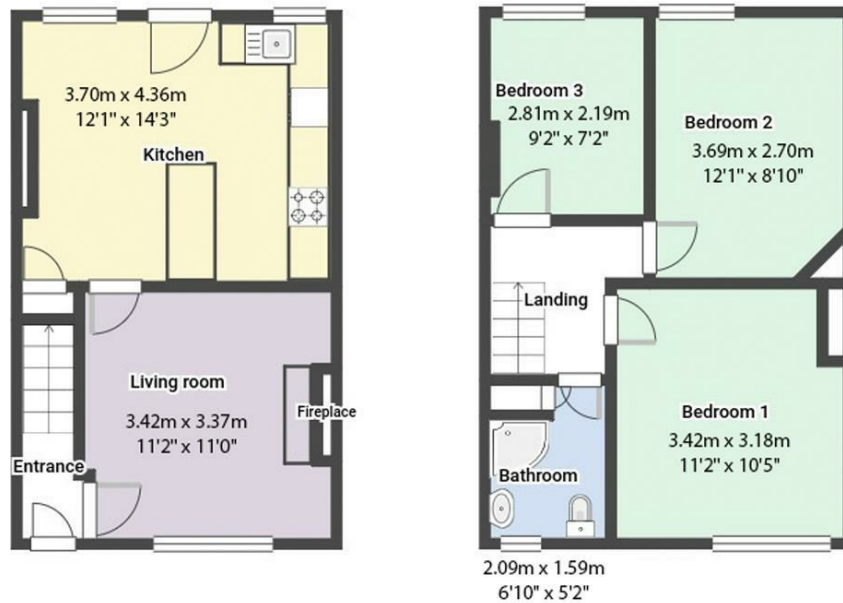
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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