

HoldenCopley

PREPARE TO BE MOVED

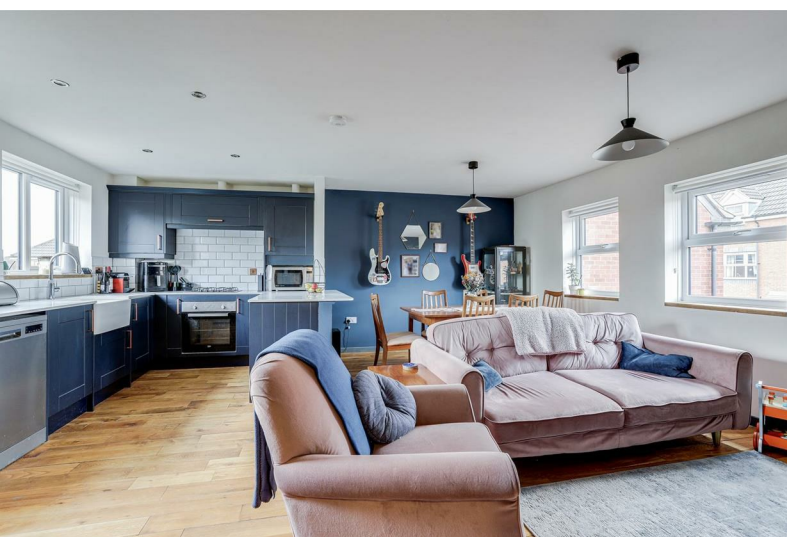
Gough Grove, Long Eaton, Derbyshire NG10 3NZ

£175,000

IDEAL FOR FIRST-TIME BUYERS

Introducing an ideal opportunity for first-time buyers, this two-bedroom coach house is perfectly situated in the popular location of Long Eaton. Just moments away from shops, eateries, and excellent transport links, including Long Eaton Station, this residence offers convenience at every turn, along with access to local schools. Upon entering the ground floor, you're greeted by an entrance hall leading up to the accommodation above. Here, you'll find a spacious open-plan living area seamlessly integrated with a modern kitchen, providing the perfect setting for hosting gatherings and everyday living. A utility room adds further convenience, catering to your practical needs. The accommodation boasts two double bedrooms. The main bedroom features a stylish en-suite, while a family bathroom serves the needs of the remaining residents. Outside, to the front is a driveway providing off-road parking, along with access to the garage offering additional parking and storage options.

MUST BE VIEWED



- Coach House
- Two Double-Bedrooms
- Open Plan Living Area
- Modern Kitchen
- Utility Room
- Driveway & Garage
- Ideal For First-Time Buyers
- Well-Presented Throughout
- Popular Location
- Must Be Viewed

GROUND FLOOR

Entrance Hall

6'10" x 4'4" (max) (2.10m x 1.33m (max))

The entrance hall has wooden flooring, carpeted stair runner, a radiator and a single composite door providing access into the accommodation.

FIRST FLOOR

Landing

12'3" x 9'2" (max) (3.74m x 2.80m (max))

The landing has wooden flooring and access to the loft.

Open Plan Living

18'0" x 16'6" (5.49m x 5.05m)

The kitchen has a range of fitted base and wall units with worktops, an under-mount Belfast sink with a boiling hot water tap, an integrated oven, gas hob and extractor fan, space and plumbing for a dishwasher, partially tiled walls, recessed spotlights, wooden flooring and two UPVC double glazed windows to the rear elevation.

The living area has wooden flooring and two UPVC double-glazed windows to the front elevation.

Utility Room

5'1" x 4'0" (1.56m x 1.24m)

The utility room has a fitted base and wall units with a worktop, space and plumbing for a washing machine, recessed spotlights and wooden flooring.

Master Bedroom

13'4" x 10'2" (4.08m x 3.10m)

The main bedroom has wooden flooring, access to the en-suite and a UPVC double-glazed window to the rear elevation.

En-Suite

10'0" x 4'3" (max) (3.07m x 1.32m (max))

The en-suite has a low level dual flush W/C, a vanity storage unit with a wash basin, a shower enclosure with an overhead rainfall shower, a radiator, partially tiled walls, recessed spotlights, an extractor fan, tiled flooring and a UPVC double-glazed obscure window to the front elevation.

Bedroom Two

8'11" x 8'6" (2.74m x 2.61m)

The second bedroom has wooden flooring, an in-built storage cupboard and a UPVC double-glazed window to the front elevation.

Bathroom

7'9" x 5'6" (max) (2.38m x 1.69m (max))

The bathroom has a low level dual flush W/C, a pedestal wash basin, a panelled bath with a handheld shower head, an electric wall-mounted shaving point, a radiator, an extractor fan, recessed spotlights, partially tiled walls, tiled flooring and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Outside to the front is a driveway to provide off-road parking and access to the garage.

Garage

18'2" x 14'6" (max) (5.55m x 4.42m (max))

The garage has a power supply, courtesy lighting, ample storage space, an in-built cupboard and an up-and-over door.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Virgin Media, Openreach

Broadband Speed - Ultrafast Broadband available with the highest download speed at 1000Mbps & Highest upload speed at 220Mbps

Phone Signal – Good coverage of Voice, 3G, 4G & 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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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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