

HoldenCopley

PREPARE TO BE MOVED

Hathern Close, Long Eaton, Nottinghamshire NG10 1AJ

Guide Price £240,000 - £250,000

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LOCATION LOCATION LOCATION...

This two-bedroom semi-detached bungalow offers deceptively spacious accommodation, is well presented throughout, making it an ideal choice for first-time buyers or anyone looking for a home they can move into right away. Located in a highly sought-after area, the property is within close proximity to a range of local amenities including the picturesque Attenborough Nature Reserve and Trent Lock, various shops, eateries and excellent transport links. Inside, the bungalow features an entrance hall, a spacious living room, a fitted kitchen and a brand new three-piece bathroom suite. Additionally, there is access to a boarded loft, providing ample storage space. Outside, the front of the property boasts a driveway with parking space for two vehicles, while the rear offers a private garden complete with a patio area, a well-kept lawn and the potential for the new owners to install a summerhouse, with electrics ready to be reconnected from a previously removed garage. This delightful bungalow seamlessly combines comfort and convenience in a desirable location.

MUST BE VIEWED





- Semi Detached Bungalow
- Two Bedrooms
- Large Living Room
- Fitted Kitchen
- New Three Piece Bathroom Suite
- Private Rear Garden
- New Flooring Throughout
- Off Street Parking
- Popular Location
- Must Be Viewed





ACCOMMODATION

Entrance Hall

The entrance hall has wood-effect laminate flooring, a radiator, access to the boarded loft via a drop down ladder and a single UPVC door providing access into the accommodation.

Master Bedroom

10'7" x 12'1" (3.23m x 3.69m)

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

Bedroom Two

9'11" x 7'9" (3.04m x 2.38m)

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

Living Room

10'10" x 22'11" (3.32m x 6.99m)

The living room has wood-effect laminate flooring, two radiators, a multi fuel burner and sliding patio doors providing access out to the garden.

Kitchen

7'5" x 11'8" (2.28m x 3.57m)

The kitchen has a range of fitted base and wall units with worktops, an inset ceramic sink and a half with a drainer and a Franke mixer tap, a freestanding cooker and extractor fan, a Samsung washing machine, a tumble dryer, a separate fridge and separate freezer, partially tiled walls, tiled flooring, a radiator, a UPVC double-glazed window to the front and side elevation and a single UPVC door providing access out to the garden.

Bathroom

7'4" x 7'6" (2.25m x 2.30m)

The bathroom has a low level flush W/C, a vanity style wash basin with fitted storage, a corner fitted shower enclosure with a mains-fed over the head rainfall shower and hand held shower, an extractor fan, a towel rail, a chrome heated towel rail, tiled flooring, recessed spotlights and a UPVC double-glazed obscure window to the front elevation.

OUTSIDE

Front

To the front of the property is a driveway with the availability to park two vehicles.

Rear

To the rear of the property is a private garden with a fence panelled boundary, a lawn, a patio area and various plants and shrubs.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Openreach, Virgin Media, BT

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

Phone Signal – Most 5G, all 3G & 4G available

Sewage – Mains Supply

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 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.

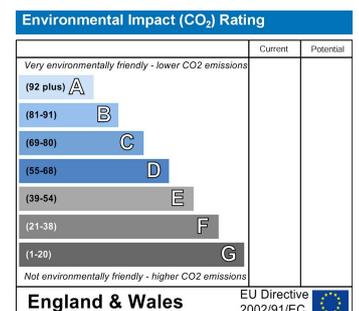
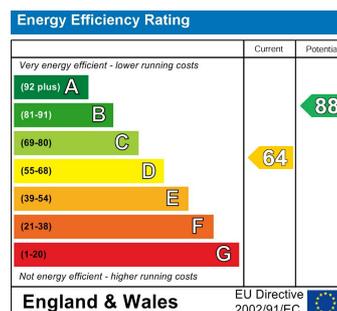
The vendor has advised the following:

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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