

HoldenCopley

PREPARE TO BE MOVED

Cedar Avenue, Long Eaton, Derbyshire NG10 3JP

Offers Over £160,000

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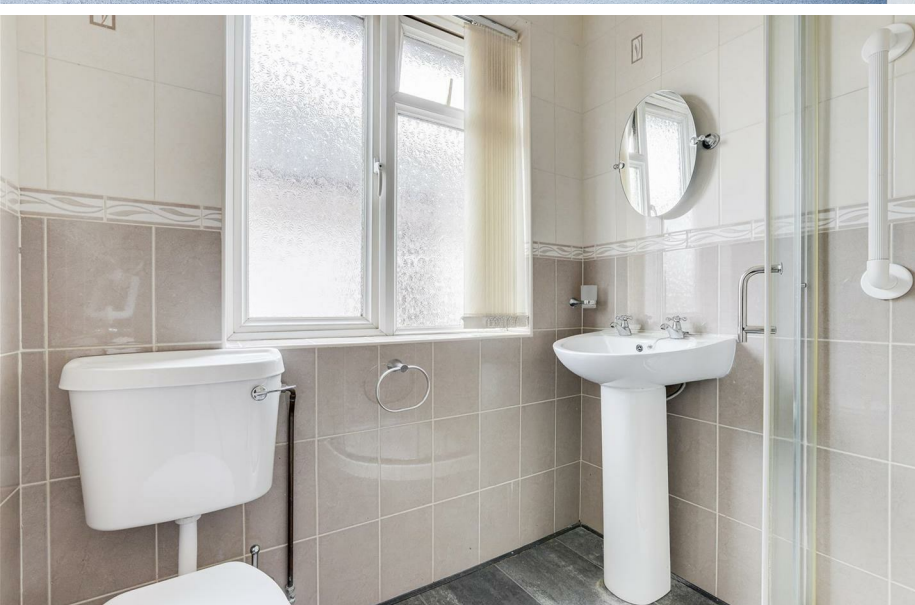


NO UPWARD CHAIN...

Introducing this two-bedroom semi-detached house, which offers a fantastic opportunity for those seeking a project. The property requires full renovation throughout, allowing you to completely transform it to your taste. With no upward chain, it is available for immediate possession. On the ground floor, you'll find an entrance hall, a bay-fronted living room, a dining room with a pantry, a fitted kitchen, a conservatory and a convenient W/C. The first floor features a landing with an airing cupboard, two double bedrooms and a three-piece shower room. Externally, the property has on-street parking, with the potential to create a private driveway by removing the front fence and dropping the kerb. The rear offers a private enclosed garden with a stone-paved patio area, a lawn, a brick-built storage area, a shed and a greenhouse. Situated in a popular location, the property provides easy access to local amenities and excellent transport links, including the nearby Long Eaton Train Station within walking distance. This home is ideal for buyers looking to invest in a property with significant potential.

MUST BE VIEWED





- Semi-Detached House
- Two Double Bedrooms
- Two Spacious Reception Rooms
- Fitted Kitchen
- Conservatory & Ground Floor W/C
- Three-Piece Shower Room
- Private Enclosed Garden
- Potential For Off-Road Parking
- Plenty Of Potential Throughout
- Popular Location





GROUND FLOOR

Entrance

5'11" x 5'6" (max) (1.82m x 1.70m (max))

The entrance has wooden floorboards, carpeted stairs, a wall-mounted heater, a picture rail, coving to the ceiling, a UPVC double glazed obscure window to the side elevation and a single UPVC door providing access into the accommodation

Living Room

13'10" x 12'11" (max) (4.23m x 3.95m (max))

The living room has carpeted flooring, a feature fireplace with a decorative surround, a wall-mounted heater, wall-mounted light fixtures, a feature ceiling rose, coving to the ceiling and a bay window to the front elevation

Dining Room

12'10" x 9'4" (max) (3.92m x 2.87m (max))

The dining room has carpeted flooring, a wall-mounted fireplace, coving to the ceiling, access to the pantry and a window to the rear elevation

Pantry

7'8" x 2'11" (2.35m x 0.91m)

The pantry has lighting and provides ample storage space

Kitchen

13'2" x 5'0" (max) (4.03m x 1.53m (max))

The kitchen has a range of fitted base and wall units with worktops, a sink and a half with a drainer and a mixer tap, an integrated oven, an integrated hob, an extractor hood, space for an under counter fridge, space and plumbing for a washing machine, tiled splashback and two windows to the side elevation

Conservatory

16'0" x 7'10" (4.90m x 2.39m)

The conservatory has tiled flooring, access to the W/C, recessed spotlights, a UPVC double glazed window surround, a UPVC double glazed roof and a single UPVC door providing access to the rear garden

W/C

5'1" x 2'9" (1.55m x 0.84m)

This space has a low-level flush W/C and tiled flooring

FIRST FLOOR

Landing

7'7" x 7'6" (max) (2.32m x 2.29m (max))

The landing has carpeted flooring, an airing cupboard, coving to the ceiling and provides access to the first floor accommodation

Airing Cupboard

2'1" x 1'9" (0.66m x 0.55m)

Bedroom One

13'10" x 13'2" (max) (4.23m x 4.03m (max))

The main bedroom has carpeted flooring, three large in-built wardrobes, coving to the ceiling and a bay window to the front elevation

Bedroom Two

13'10" x 9'10" (max) (4.22m x 3.02m (max))

The second bedroom has carpeted flooring and two UPVC double glazed windows to the rear elevation

Shower Room

6'0" x 5'8" (1.85m x 1.75m)

The shower room has a low-level flush W/C, a pedestal wash basin, a fitted shower enclosure with an electric shower fixture, tiled walls, recessed spotlights, a loft hatch and a UPVC double glazed obscure window to the side elevation

OUTSIDE

Front

To the front of the property is a stone pebbled area, a range of plants and shrubs, side access to the rear garden and access to on-street parking. There is also the potential for a driveway if the fence was removed and the kerb was dropped.

Rear

To the rear of the property is a private enclosed garden with a stone paved patio area, a brick-built storage area, steps down to a well-maintained lawn, a stone paved pathway, a range of plants and shrubs, a shed, a greenhouse and panelled fencing

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Electric Storage Heaters – Connected to Mains Supply

Septic Tank – No

Broadband – Openreach, Virgin Media

Broadband Speed - Highest Download Speed 1000 Mbps. Highest Upload Speed 220 Mbps.

Phone Signal – Good Coverage of 3G, 4G & 5G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – None

DISCLAIMER

Under The Estate Agency Act, we wish to notify all perspective buyers that this property is being sold by a family member of HoldenCopley.

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.

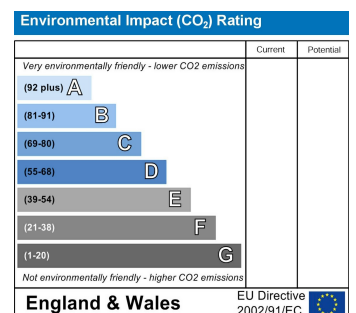
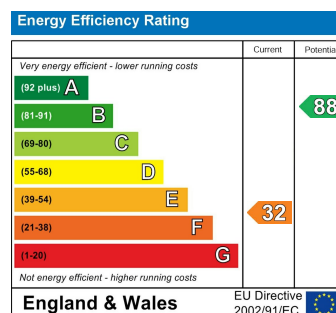
The vendor has advised the following:

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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