

# HoldenCopley

PREPARE TO BE MOVED

Cranfleet Way, Long Eaton, Derbyshire NG10 3RJ

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**Guide Price £170,000**

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## OVER 60'S BUNGALOW...

\*\*\*PRICE GUIDE £170,000 to £180,000\*\*\*

Step into the potential of this two-bedroom terraced bungalow, offering a blank canvas awaiting your personal touch. Nestled in a tranquil community, this property boasts an entrance hall leading to a spacious living room, providing the perfect setting for relaxation. The kitchen, though in need of refurbishment, presents an opportunity for customisation to suit your culinary preferences. Two well-proportioned bedrooms promise comfort and rest, while a three-piece shower room awaits rejuvenation. Embrace the opportunity to create your dream space with no upward chain, allowing for a seamless transition. Outside, communal gardens offer a peaceful retreat, while a convenient car park ensures hassle-free parking. This property is situated within the popular Pennyfields Estate and is in close proximity to playing parks, various local amenities and facilities together with excellent transport links, easy commuting links via the M1 and catchment to great schools.

MUST BE VIEWED





- End-Terraced Bungalow
- Two Bedrooms
- Spacious Living Room
- Fitted Kitchen
- Three-Piece Shower Room
- Communal Gardens
- No Upward Chain
- Communal Car Park
- Popular Location
- Must Be Viewed





## ACCOMMODATION

### Entrance Hall

13'1" x 3'1" (3.99 x 0.94m )

The entrance hall has carpeted flooring, an integrated doormat, an in-built storage cupboard, an airing cupboard, a wall-mounted heater, a loft hatch and a single door providing access into the accommodation

### Airing Cupboard

2'8" x 2'6" (0.83m x 0.77m )

### Living Room

13'6" x 12'7" (4.14m x 3.86m )

The living room has carpeted flooring, a fireplace, a wall-mounted heater and UPVC glass sliding doors providing access to the rear

### Kitchen

9'8" x 6'9" (2.97m x 2.06m )

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, space for a fridge, space and plumbing for a washing machine, a wall-mounted heater, an in-built storage cupboard, tiled splashback and a window to the front elevation

### Storage Cupboard

2'7" x 2'4" (0.79m x 0.73m )

### Bedroom One

10'4" x 10'3" (3.17m x 3.14m )

The main bedroom has carpeted flooring, an in-built wardrobe, a wall-mounted heater and a window to the rear elevation

### Wardrobe

4'8" x 2'3" (1.44m x 0.71m )

### Bedroom Two

8'6" x 7'0" (2.60m x 2.14m )

The second bedroom has carpeted flooring, an in-built wardrobe, a wall-mounted heater and a window to the front elevation

### Wardrobe

6'11" x 1'11" (2.13m x 0.59m )

### Shower Room

6'10" x 5'6" (max) (2.09m x 1.68m (max))

The shower room has a low-level dual flush W/C, a vanity-style wash basin with a stainless steel mixer tap, a walk-in shower enclosure with an electric shower fixture, tiled splashback, a wall-mounted heater, wood-effect flooring and an obscure window to the front elevation

## OUTSIDE

### Front

To the front of the property there is courtesy lighting and a range of plants and shrubs

### Rear

To the rear of the property is a shared communal garden with a stone paved patio area, a lawn, courtesy lighting and access to a communal car park

## ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Electric Heating

Septic Tank – No

Broadband – Openreach

Broadband Speed - Ultrafast Download Speed 1000Mbps and Upload Speed 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

Service Charge in the year marketing commenced (£PA): £TBC

Ground Rent in the year marketing commenced (£PA): £TBC

Property Tenure is Leasehold. Term : 124 years from 19 March 1999 Term remaining 99 years.

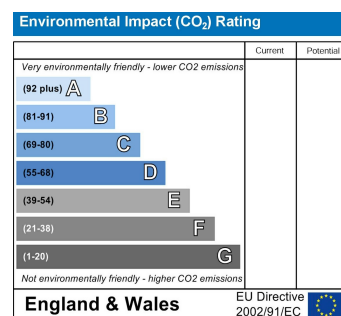
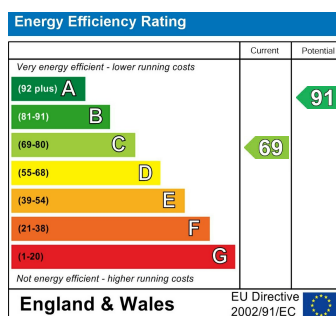
The information regarding service charges and ground rent has been obtained from the vendor. HoldenCopley have checked the most recent statement for ground rent and service charge and have obtained the lease length via the Land registry.

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 information will be confirmed by your solicitor via the management pack and Landlord pack where applicable. We strongly recommended that you contact your solicitor before entering into negotiations to confirm the accuracy of information.

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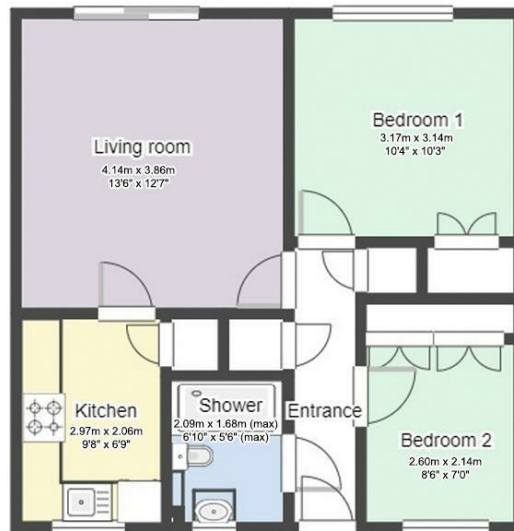
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details a



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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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