

HoldenCopley

PREPARE TO BE MOVED

Cavendish Road, Long Eaton, Derbyshire NG10 4HY

Guide Price £150,000

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GUIDE PRICE £150,000 - £160,000

NO UPWARD CHAIN...

Introducing this two-bedroom semi-detached residence, offering the advantage of no upward chain. Nestled in a prime location, this home provides easy access to local amenities, while boasting excellent commuting links via the nearby M1 motorway and great bus links to Derby, Nottingham and East Midlands Airport. Step inside to discover a well-appointed interior spread across two levels. The ground floor presents two reception rooms, providing versatile living spaces. Completing the ground floor layout is a fitted kitchen, offering functionality for your culinary needs. Ascending to the upper level, you'll find two generously sized double bedrooms. Additionally, a three-piece bathroom suite adds convenience to daily routines. Outside, the property features access to on-street parking at the front. To the rear, an enclosed garden awaits, with a patio seating area, perfect for enjoying the outdoors.

MUST BE VIEWED





- Semi-Detached House
- Two Double Bedrooms
- Two Reception Rooms
- Fitted Kitchen
- Three-Piece Bathroom Suite
- On-Street Parking
- Enclosed Rear Garden
- No Upward Chain
- Popular Location
- Must Be Viewed





GROUND FLOOR

Hallway

The hallway has laminate wood-effect flooring, carpeted stairs, a radiator, a UPVC double-glazed obscure window and a single UPVC door providing access into the accommodation.

Living Room

10'4" x 15'6" (3.17m x 4.73m)

The living room has laminate wood-effect flooring, a radiator, a dado rail, a feature fireplace and a UPVC double-glazed bay window to the front elevation.

Dining Room

12'4" x 5'6" (3.77m x 1.70m)

The dining room has laminate wood-effect flooring, a radiator, ceiling coving, open access to the kitchen, an in-built storage cupboard, a UPVC double-glazed obscure window to the side elevation and a single UPVC door providing access to the rear garden.

Kitchen

8'7" x 7'9" (2.62m x 2.37m)

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink and a half with a drainer and mixer tap, space and plumbing for a washing machine & cooker, an extractor fan, a wall-mounted boiler, partially tiled walls, laminate wood-effect flooring and a UPVC double-glazed window to the rear elevation.

FIRST FLOOR

Landing

The landing has carpeted flooring and access to the first floor accommodation.

Master Bedroom

13'5" x 10'4" (4.11m x 3.16m)

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

Bedroom Two

10'3" x 9'2" (3.13m x 2.80m)

The second bedroom has carpeted flooring, a radiator, a picture rail, access to the loft, an in-built storage cupboard and a UPVC double-glazed window to the rear elevation.

Bathroom

10'10" x 4'2" (3.31m x 1.29m)

The bathroom has a low level flush W/C, a wash basin with taps, a panelled bath with a electric shower fixture, a radiator, partially tiled walls and vinyl flooring.

OUTSIDE

Front

The front of the property has a access to on-street parking, gated access to the rear garden, and a brick-wall boundary.

Rear

To the rear of the property is an enclosed garden with a paved patio, decorative stones, and a brick-wall and fence panelling boundary.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Openreach, Virgin Media

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 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.

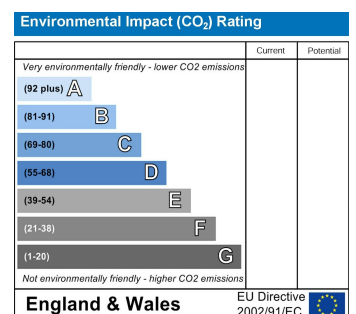
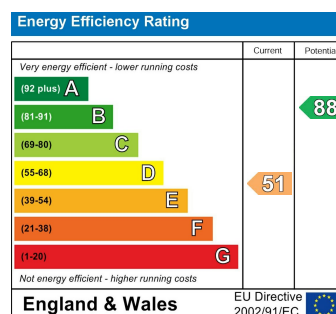
The vendor has advised the following:

Property Tenure is Freehold

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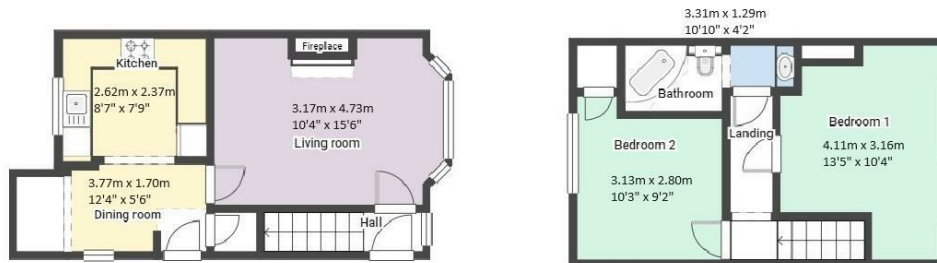
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

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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