

# HoldenCopley

PREPARE TO BE MOVED

Borrowdale Drive, Long Eaton, Nottinghamshire NG10 3PL

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£135,000

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NO UPWARD CHAIN...

Nestled in a sought-after location, this two-bedroom semi-detached house offers an ideal opportunity for buyers eager to create their dream home. Boasting a prime position near a variety of local amenities, including shops, excellent transport links and top-rated school catchments, this property presents the perfect blend of convenience and potential. Inside, the home features two comfortable bedrooms, a cozy living room, a fitted kitchen, and a three-piece bathroom suite. Additional access to the loft provides extra storage or potential for expansion. The exterior complements the interior's promise with a driveway at the front, ensuring off-road parking and a private rear garden complete with a patio area and a lawn. This house is a blank canvas waiting for a creative touch to transform it into a personalized sanctuary.

MUST BE VIEWED





- Semi Detached Bungalow
- Two Bedrooms
- Fitted Kitchen
- Living Room
- Three Piece Bathroom Suite
- Private Enclosed Rear Garden
- Driveway
- Popular Location
- Close To Local Amenities
- Must Be Viewed





## ACCOMMODATION

### Entrance Hall

5'0" x 2'11" (1.53m x 0.89m )

The entrance hall has wood-effect flooring, a built-in cupboard, access to the loft and a single UPVC door providing access into the accommodation.

### Bathroom

6'2" x 4'11" (max) (1.88m x 1.51m (max))

The bathroom has a low level flush W/C, a pedestal wash basin, a fitted panelled bath with an electric shower, tile-effect flooring, partially tiled walls, a radiator, an extractor fan and a UPVC double-glazed obscure window to the side elevation.

### Kitchen

10'5" x 8'4" (max) (3.19m x 2.55m (max))

The kitchen has a range of fitted base and wall units with worktops, an integrated oven, an electric hob, an extractor fan, a composite sink and a half with a drainer, space for a fridge, tiled flooring, partially tiled walls, a towel rail, coving, a UPVC double-glazed window to the side elevation and double French doors providing access out to the garden.

### Master Bedroom

13'3" x 7'10" (max) (4.05m x 2.40m (max))

The main bedroom has a UPVC double-glazed window to the rear elevation, tile-effect flooring, a radiator, coving and a ceiling rose.

### Living Room

15'10" x 10'5" (max) (4.84m x 3.18m (max))

The living room has a UPVC double-glazed bow window to the front elevation, wood-effect flooring, a decorative mantle piece, a radiator, a built-in cupboard, coving and a ceiling rose.

### Bedroom Two

10'2" x 6'3" (max) (3.10m x 1.92m (max))

The second bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, coving and a built-in wardrobe.

## OUTSIDE

### Front

To the front of the property is a driveway.

### Rear

To the rear of the property is private enclosed garden with a fence panelled boundary, a lawn, a patio area and a shed.

## 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 - Superfast - 1000 Mbps (Highest available download speed) 100 Mbps (Highest available upload speed)

Phone Signal – All 4G, most 3G & 5G available

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Low risk of flooding

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.

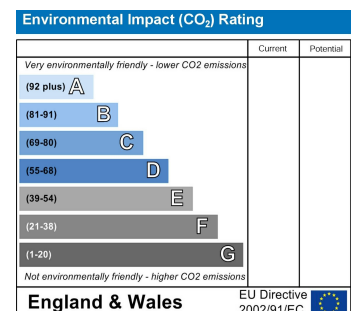
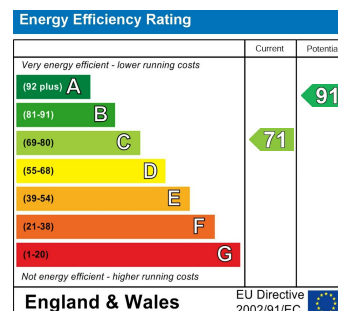
The vendor has advised the following:

Property Tenure is Freehold

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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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