

HoldenCopley

PREPARE TO BE MOVED

Wittering Close, Long Eaton, Derbyshire NG10 1PN

Guide Price £200,000 - £210,000

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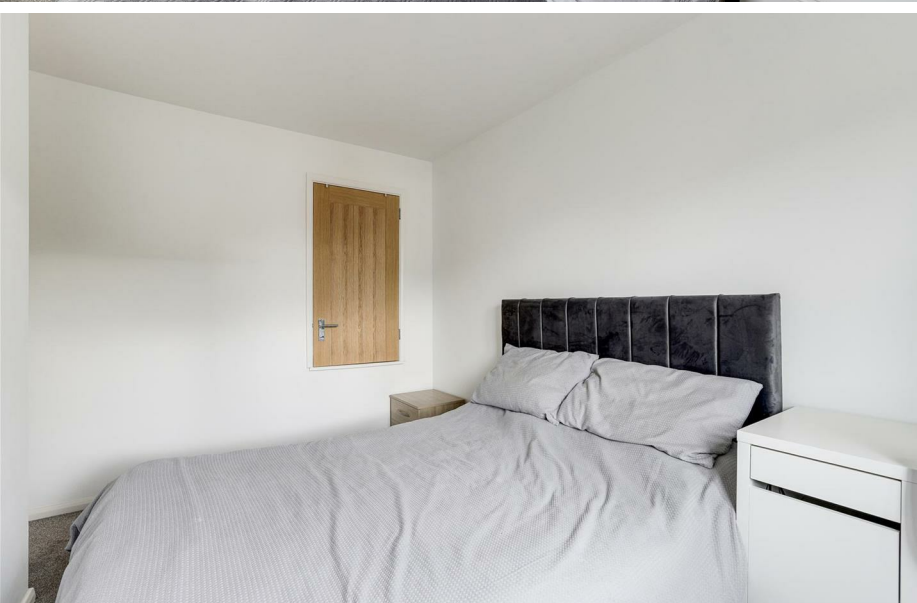
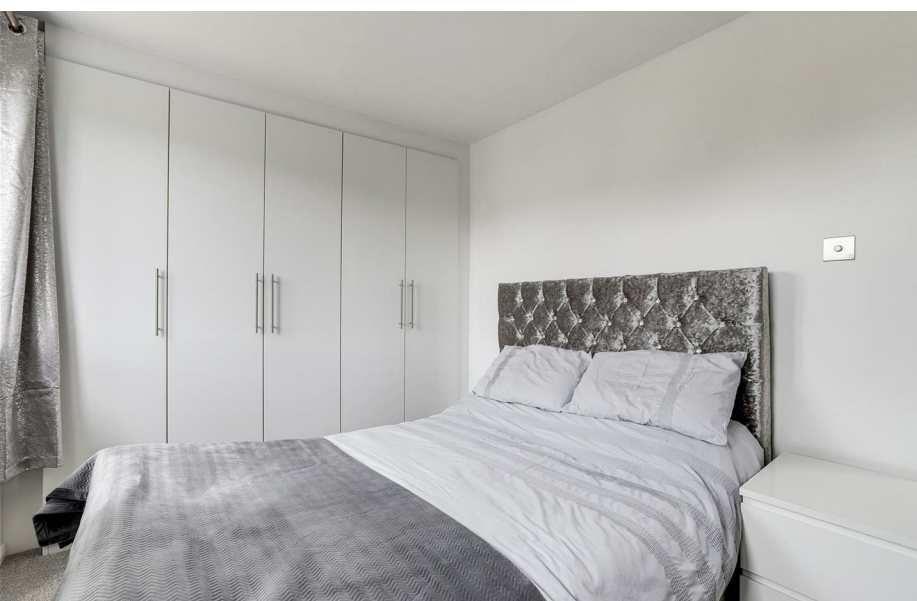
GUIDE PRICE £200,000 - £210,000

NO UPWARD CHAIN...

This beautifully presented two-bedroom semi-detached house, offered with no upward chain, is perfect for first-time buyers looking for a move-in ready home. Situated in a sought-after location close to a range of local amenities, including shops, eateries, schools, and excellent commuting links. Inside, the home features a welcoming reception room with sliding patio doors that open out to the rear garden, creating a seamless indoor-outdoor living space. The modern kitchen is a fantastic space complete with a breakfast bar for casual dining. The upper level has two double bedrooms, with the main bedroom boasting fitted wardrobes for ample storage. A stylish bathroom completes the layout, featuring contemporary fixtures and fittings. Externally, the property includes a driveway at the front & additional parking to the rear, providing off-road parking for multiple cars. The rear garden is enclosed and perfect for relaxation and entertainment, featuring a patio seating area and a well-maintained lawn.

MUST BE VIEWED!





- Semi-Detached House
- Two Double Bedrooms
- Reception Room
- Modern Kitchen
- Stylish Bathroom
- Driveway & Additional Park At The Rear
- Beautifully Presented Throughout
- No Upward Chain
- Sought-After Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

4'3" x 3'1" (1.31m x 0.96m)

The entrance hall has laminate wood-effect flooring, a recessed spotlights, an in-built storage cupboard, a wall-mounted security alarm and a single composite door providing access into the accommodation.

Living Room

14'11" x 12'4" (4.56m x 3.77m)

The living room has laminate wood-effect flooring, carpeted stairs, a vertical radiator, a feature media wall and sliding patio door opening out to the rear garden.

Kitchen

12'5" x 7'11" (3.79m x 2.43m)

The kitchen has a range of fitted base and wall units with worktops, a composite sink with a drainer and a swan neck mixer tap, an integrated oven, microwave, hob & extractor fan, space and plumbing for a washing machine & dishwasher, a breakfast bar, partially tiled walls, recessed spotlights, a radiator, laminate wood-effect flooring and two UPVC double-glazed windows to the front elevation.

FIRST FLOOR

Landing

8'8" x 6'0" (max) (2.66m x 1.85m (max))

The landing has carpeted flooring, a UPVC double-glazed obscure window, access to the first floor accommodation and access to the boarded loft via a dropdown ladder.

Master Bedroom

12'4" x 8'4" (3.78m x 2.55m)

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

Bedroom Two

11'7" x 9'6" (max) (3.54m x 2.91m (max))

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

Bathroom

8'6" x 4'7" (2.61m x 1.40m)

The bathroom has a low level concealed dual flush W/C, a vanity storage unit with a wash basin, a panelled bath with an overhead rainfall shower and a handheld shower head, a heated towel rail, tiled walls, an extractor fan, recessed spotlights, tiled flooring and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front of the property is a gravel driveway providing off-road parking for multiple cars and gated access to the rear garden.

Rear

To the rear is an enclosed garden with a paved patio area, a lawn and fence panelling boundary's.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Openreach

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 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.

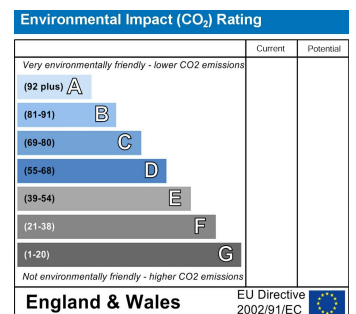
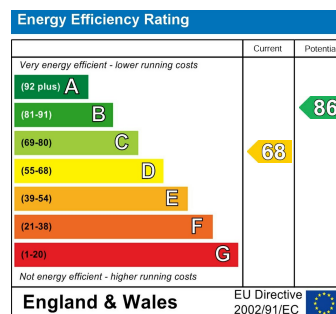
The vendor has advised the following:

Property Tenure is Freehold

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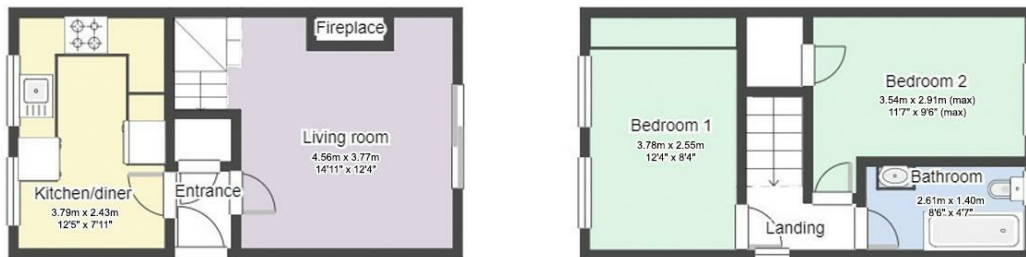
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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