

# HoldenCopley

PREPARE TO BE MOVED

Beech Avenue, Sandiacre, Nottinghamshire NG10 5EH

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Guide Price £190,000 - £210,000



Beech Avenue, Sandiacre, Nottinghamshire NG10 5EH





GUIDE PRICE £190,000 to £200,000

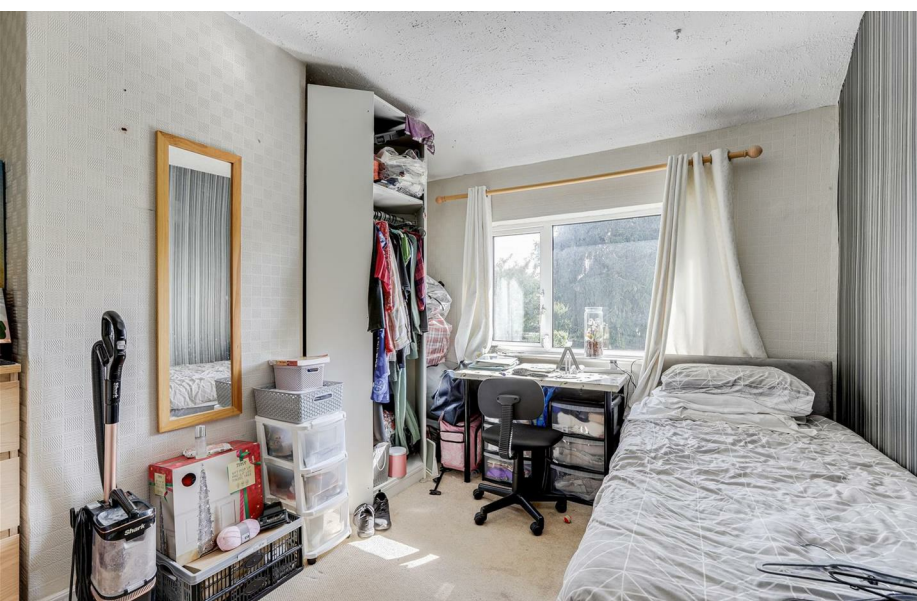
LOCATION LOCATION LOCATION...

This three-bedroom semi-detached house boasts deceptively spacious accommodation, presenting a fantastic opportunity for someone with a vision to undertake a renovation project and create their dream home. The property exudes potential, with ample room for creative reimagining and customisation to suit your personal tastes and lifestyle. Situated in a highly sought-after location, the property is within close proximity to various local amenities, including shops, excellent transport links and top-rated school catchments. The ground floor features an entrance, a generous living room, a dining room, a fitted kitchen and a utility room. On the first floor, there are three bedrooms and access to a loft for additional storage space. The front of the property includes a driveway, while the rear boasts a large private garden with a patio area, a lawn and three sheds.

MUST BE VIEWED

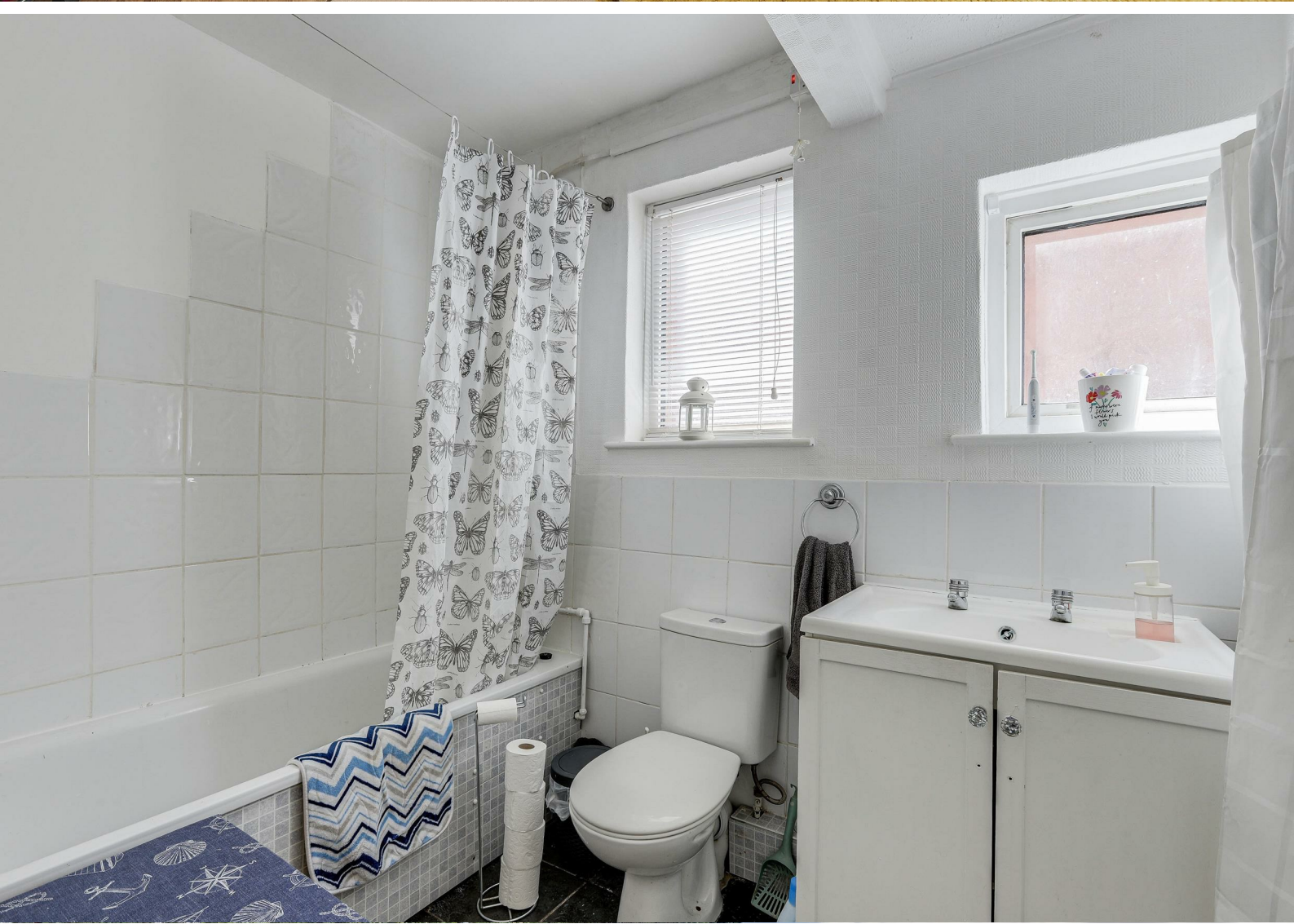






- Semi Detached House
- Three Bedrooms
- Living Room
- Dining Room
- Fitted Kitchen
- Utility Room
- Ground Floor Three Piece Bathroom Suite
- Driveway
- Large Private Rear Garden
- Must Be Viewed











## GROUND FLOOR

### Entrance

3'10" x 3'10" (1.19m x 1.17m )

The entrance has carpeted stairs, a radiator and a single composite door providing access into the accommodation.

### Living Room

13'4" x 11'10" (max) (4.08m x 3.63m (max))

The living room has a UPVC double-glazed window to the front elevation, wood-effect flooring, a radiator and a wall-mounted electric fire.

### Dining Room

11'3" x 10'3" (max) (3.43m x 3.14m (max))

The dining room has wood-effect flooring, a feature fireplace with a decorative surround, recessed spotlights and space for a dining table set.

### Bathroom

8'0" x 6'0" (2.44m x 1.84m )

The bathroom has a low level flush W/C, a wash basin with fitted storage, a fitted bath with a shower, tiled flooring, partially tiled walls, a radiator and two UPVC double-glazed obscure windows to the side elevation.

### Utility Room

10'1" x 5'10" (3.08m x 1.79m )

The utility room has a range of fitted base and wall units with worktops, a stainless steel sink with a drainer, space and plumbing for a washing machine, tumble dryer and dishwasher, tiled flooring, partially tiled walls, a wall-mounted Worcester boiler and a UPVC double-glazed window to the side elevation.

### Kitchen

15'5" x 15'4" (max) (4.70m x 4.69m (max))

The kitchen has a range of fitted base and wall units with worktops, an integrated oven, an electric hob, space for a fridge-freezer, space for an under counter fridge and freezer, partially tiled walls, UPVC double-glazed windows to the rear and side elevations and a single UPVC door providing access out to the garden.

## FIRST FLOOR

### Landing

9'10" x 6'11" (max) (3.01m x 2.13m (max))

The landing has carpeted flooring, a UPVC double-glazed window to the side elevation, a recessed spotlight, access to the loft and provides access to the first floor accommodation.

### Master Bedroom

16'10" x 11'11" (max) (5.14m x 3.64m (max))

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

### Bedroom Two

11'3" x 9'5" (max) (3.44m x 2.88m (max))

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

### Bedroom Three

7'11" x 7'0" (2.43m x 2.15m )

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

## OUTSIDE

### Front

To the front of the property is a driveway with a fence panelled boundary.

### Rear

To the rear of the property is a private garden with a fence panelled boundary, a lawn, a patio and three sheds.

## 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 - 1000 Mbps (Highest available download speed)

220 Mbps (Highest available upload speed)

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

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Medium risk of flooding

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.

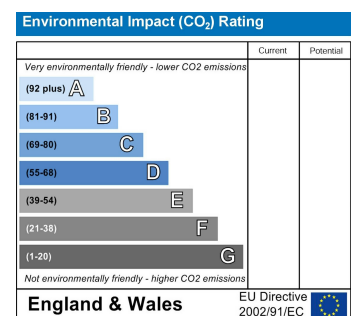
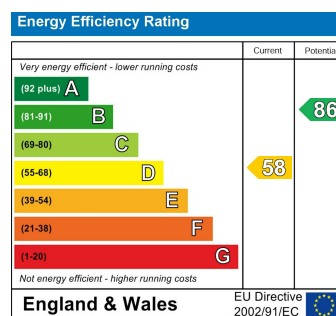
The vendor has advised the following:

Property Tenure is Freehold

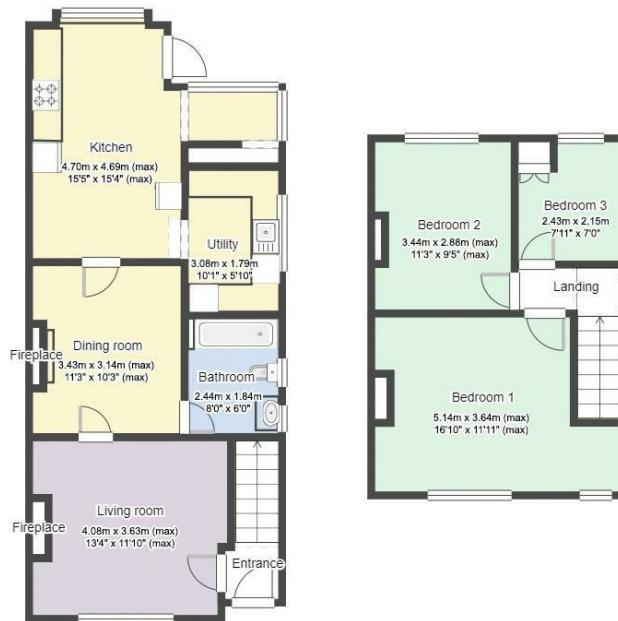
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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to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

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 are available upon request.







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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