

HoldenCopley

PREPARE TO BE MOVED

Avondale Close, Long Eaton, Derbyshire, NG10 3PU

£150,000

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SEMI DETACHED HOUSE...

Situated in a popular area close to local amenities and offering superb transport links via the M1, and benefitting from solar panels this semi-detached bungalow is perfect for those seeking single-story living. The property features a spacious living room, a well-equipped kitchen with side access, two bedrooms—one of which opens onto the rear garden—and a three-piece bathroom suite. Outside, the front of the property boasts a lawn with a gravelled border, mature shrubs, and a fenced boundary. A driveway leads to a detached garage, which includes a window to the side elevation, rear garden access, electrics, lighting, ample storage, and an up-and-over door. The enclosed rear garden complete with a patio area, a lawn, a pond, and a mix of hedged and fence panelled boundaries, as well as gated access. This property is ideal for a range of buyers and provides a perfect blend of comfort and convenience in a desirable location.

MUST BE VIEWED





- Semi Detached Bungalow
- Two Bedrooms
- Spacious Living Room
- Fitted Kitchen
- Three-Piece Bathroom Suite
- Garage & Driveway
- Enclosed Rear Graden
- Popular Location
- Solar Panels
- Must Be Viewed





ACCOMMODATION

Living Room

16'0" x 10'5" (4.88m x 3.18m)

The living room has a UPVC double glazed window to the front elevation with fitted blinds, a radiator, a dado rail, coving to the ceiling, a feature fireplace, and carpeted flooring.

Kitchen

13'2" x 5'0" (4.02m x 1.54m)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink with a mixer tap and drainer, space for a freestanding cooker, space and plumbing for a washing machine, space for a fridge freezer, a wall-mounted Baxi boiler, coving to the ceiling, a radiator, tiled splashback, tiled flooring, access into the boarded loft with lighting via a pull-down ladder, a UPVC double glazed window to the front elevation, and a UPVC door opening out to the rear garden.

Corridor

2'8" x 2'7" (0.82m x 0.80m)

The corridor has carpeted flooring.

Bedroom One

13'2" x 8'9" (max) (4.02m x 2.68m (max))

The first bedroom has a UPVC double glazed window to the rear elevation with fitted blinds, a radiator, covering to the ceiling, and carpeted flooring,

Bedroom Two

9'6" x 7'10" (max) (2.91m x 2.41m (max))

The second bedroom has a UPVC double glazed window to the rear elevation, wood-effect flooring, covering to the ceiling, and a UPVC door opening out to the rear garden.

Bathroom

6'1" x 4'11" (1.86m x 1.51m)

The bathroom has a UPVC double glazed obscure window to the side elevation, a low level flush W/C, a pedestal wash basin, a panelled bath with a wall-mounted shower fixture with a Bi-folding shower screen, a radiator, floor-to-ceiling tiling, and wood-effect flooring.

Front

To the front of the property is a lawn with a gravelled border planted bushes, a fence boundary, a driveway to the garage, and access to the rear garden.

Garage

17'10" x 8'2" (5.46m x 2.49m)

The garage has a window to the side elevation, a door to the rear garden, electrics, lighting, ample storage space, and an up-and-over door opening onto the driveway.

Rear

To the rear of the property is an enclosed garden with a patio area, a lawn, a pond, a hedged and fence panelled boundary, and gated access.

ADDITIONAL INFORMATION

- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Gas Central Heating – Connected to Mains Supply
- Septic Tank – No
- Broadband – Fibre
- Broadband Speed - Ultrafast Download Speed 1000Mbps and Upload Speed 100Mbps
- Phone Signal – Good coverage of Voice, 4G - Some coverage of 3G & 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

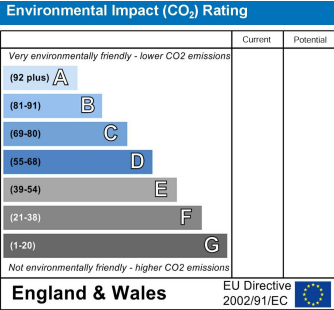
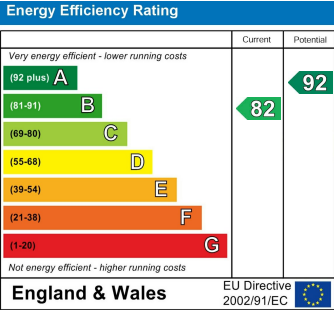
Council Tax Band Rating - Erewash Borough Council - Band B
This information was obtained through the directgov website.
HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold

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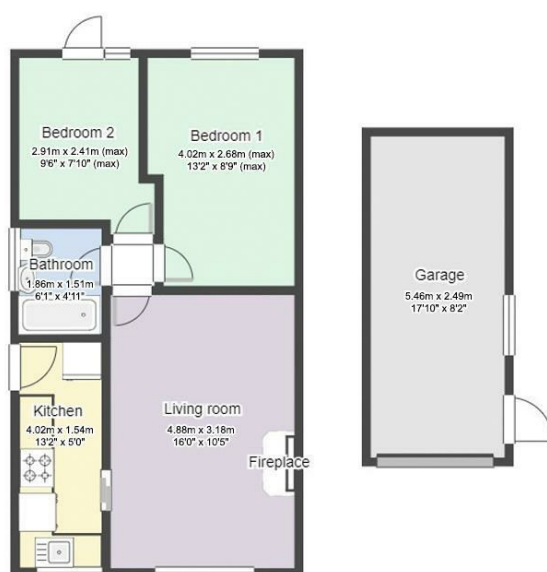
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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

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.



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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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0115 8963 699

30 Market Place, Long Eaton, NG10 1LT

longeatonoffice@holdencopley.co.uk

www.holdencopley.co.uk

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