

HoldenCopley

PREPARE TO BE MOVED

Rush Leys, Long Eaton, Derbyshire NG10 IHW

£250,000

NO UPWARD CHAIN...

This two-bedroom detached bungalow, offered with no upward chain, is situated in a popular and convenient location close to a wide range of local amenities, including shops, eateries, schools, and excellent commuting links. The interior of the property features a spacious reception room, perfect for relaxing or entertaining, along with a fitted kitchen that caters to all your culinary needs. The bungalow also includes two comfortable bedrooms, a modern shower room, and an additional separate W/C for extra convenience. Externally, the property boasts a driveway at the front, providing off-road parking for multiple cars, as well as access to a garage. The front garden area features a well-maintained lawn, adding to the property's kerb appeal. To the rear, you'll find a private, enclosed garden with a lawn surrounded by a variety of plants and shrubs, offering an ideal space to enjoy the outdoors.

MUST BE VIEWED!



- Detached Bungalow
- Two Bedrooms
- Spacious Living/Dining Room
- Fitted Kitchen
- Three-Piece Shower Room & A Further Separate W/C
- Driveway & Garage
- Private Enclosed Garden
- No Upward Chain
- Popular Location
- Must Be Viewed

ACCOMMODATION

Entrance Hall

5'3" x 2'10" (1.61m x 0.88m)

The entrance hall has carpeted flooring, a radiator and a single UPVC door providing access into the accommodation.

W/C

5'3" x 2'10" (1.61m x 0.88m)

This space has a low level dual flush W/C, a vanity storage unit with a wash basin, a radiator and a UPVC double-glazed obscure window to the side elevation.

Living/ Dining Room

21'1" x 12'7" (max) (6.43m x 3.84m (max))

The living/ dining room has carpeted flooring, two radiators, a fireplace with a exposed brick surround, two UPVC double-glazed windows to the side elevation and a UPVC double-glazed bay window to the front elevation.

Kitchen

11'1" x 7'9" (3.40m x 2.37m)

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a composite sink and a half with a drainer and a mixer tap, an integrated oven, gas hob & extractor fan, space and plumbing for a washing machine, partially tiled walls, a wall-mounted boiler, carpeted tiled flooring, a UPVC double-glazed window to the front elevation and a single UPVC door to provide access to the porch.

Porch

5'2" x 2'8" (1.59m x 0.83m)

The porch has UPVC double-glazed obscure window surround and single UPVC door providing access into the property.

Hall

6'3" x 4'1" (max) (1.92m x 1.25m (max))

The hall has carpeted flooring, an in-built storage cupboard and access to the loft.

Master Bedroom

12'7" x 9'5" (3.84m x 2.88m)

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

Bedroom Two

10'6" x 7'8" (max) (3.22m x 2.36m (max))

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

Shower room

7'3" x 6'1" (max) (2.22m x 1.87m (max))

The shower room has a concealed low level dual flush W/C, a vanity storage unit with a wash basin, a walk-in shower enclosure with an overhead rainfall shower, a heated towel rail, tiled walls, an extractor fan, vinyl flooring and a UPVC double-glazed obscure window to the side elevation.

OUTSIDE

Front

To the front of the property is a driveway providing off-road parking for multiple cars, access to the garage, gated access to the rear garden, courtesy lighting, a lawn and a brick-wall boundaries.

Rear

To the rear of the property is an enclosed private garden with a lawn, a shed, a variety of plants and shrubs and fence panelling boundaries.

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, 4G & 5G

Sewage – Mains Supply

Flood Risk – The government website states this is a high risk flood area.

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Erewash Borough Council - Band C

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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0115 8963 699

30 Market Place, Long Eaton, NG10 ILT

longeatonoffice@holdencopley.co.uk

www.holdencopley.co.uk

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