

HoldenCopley

PREPARE TO BE MOVED

College Street, Long Eaton, Derbyshire NG10 4GW

Guide Price £250,000 - £260,000

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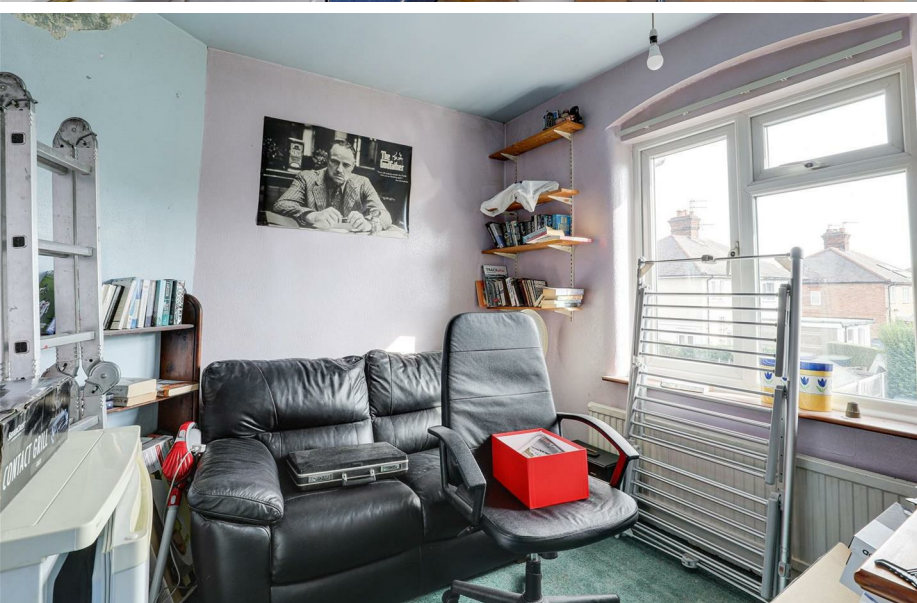
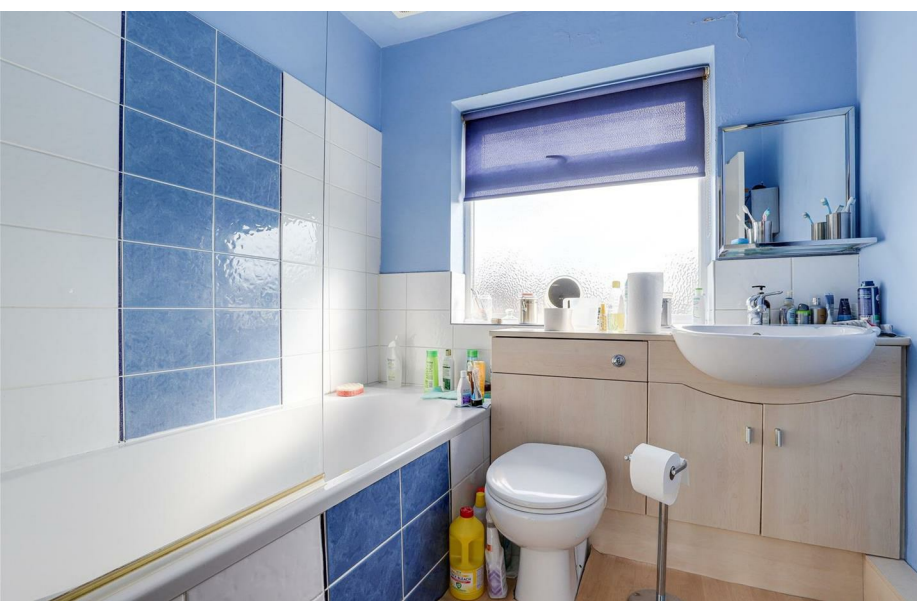
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SEMI DETACHED HOUSE...

This semi-detached house, situated in a popular location, offers an excellent opportunity for a range of buyers. Ideally located close to local amenities such as shops, schools, and more, with superb transport links, this property is perfect for those seeking convenience and potential. This semi detached house also benefits from a new roof within the last three months, new soffits, fascia's and guttering. Upon entering the ground floor, you'll find a hallway leading to a ground floor W/C, a spacious living room with access to the rear garden, a dining room that connects to a fitted kitchen, and a good-sized pantry for extra storage. The first floor comprises four generously sized bedrooms and a three-piece family bathroom suite. Outside, the front of the property boasts a lawn with mature shrubs, bushes, and plants, along with a shared driveway leading to the rear garden. The rear garden features a lawn surrounded by established trees and shrubs, a patio area perfect for outdoor dining, a gravelled section, and a secure hedged and fence-panelled boundary with gated access.

MUST BE VIEWED





- Semi Detached House
- Four Bedrooms
- Spacious Living Room
- Dining Room
- Fitted Kitchen
- Three-Piece Bathroom Suite & Ground Floor W/C
- Off-Street Parking
- Enclosed Rear Garden
- Excellent Transport Links
- Must Be Viewed





GROUND FLOOR

Hallway

5'11" x 13'7" (1.81m x 4.16m)

The hallway has carpeted flooring, an understairs cupboard, a radiator, and a UPVC door providing access into the accommodation.

W/C

2'8" x 5'3" (0.82m x 1.62m)

This space has a UPVC double glazed obscure window to the side elevation, a low level flush W/C, a wall-mounted wash basin with a tiled splashback, and carpeted flooring.

Living Room

12'7" x 11'10" (3.84m x 3.63m)

The living room has UPVC double glazed windows to the front and rear elevation, a picture rail, a TV point, a feature fireplace with a wooden mantel piece and gloss-effect backing and hearth, wood-effect flooring, and a UPVC door opening to the rear garden.

Dining Room

10'11" x 12'6" (3.35m x 3.82m)

The dining room has a UPVC double glazed window to the front elevation, a radiator, and wood-effect flooring.

Kitchen

11'8" x 10'5" (3.58m x 3.19m)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink with a swan neck mixer tap and drainer, space for a freestanding cooker, space and plumbing for a washing machine, an extractor fan, tiled splashback, wood-effect flooring, a UPVC double glazed window to the rear elevation, and a single door opening to the rear elevation.

Pantry

6'5" x 5'8" (1.96m x 1.74m)

The pantry has space for a fridge freezer, ample shelving, and carpeted flooring.

FIRST FLOOR

Landing

11'5" x 5'11" (3.50m x 1.81m)

The landing has a UPVC double glazed window to the front elevation, a radiator, carpeted flooring, and access to the first floor accommodation.

Bedroom One

12'1" x 13'3" (3.69m x 4.04m)

The first bedroom has a UPVC double glazed window to the front elevation, a radiator, and carpeted flooring.

Bedroom Two

10'11" x 12'7" (3.35m x 3.85m)

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

Bedroom Three

12'0" x 7'10" (3.66m x 2.39m)

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

Bedroom Four

9'11" x 9'7" (3.04m x 2.93m)

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

Bathroom

6'5" x 6'10" (1.96m x 2.10m)

The bathroom has a UPVC double glazed obscure window to the rear elevation, a concealed dual flush W/C, a countertop wash basin, a panelled bath with a wall-mounted shower fixture and shower screen, a radiator, recessed spotlights, access into the loft, an extractor fan, partially tiled walls, and wood-effect flooring.

OUTSIDE

Front

To the front of the property is a lawn, planted borders with established shrubs, bushes and plants, and a shared driveway to the side leading to the rear garden.

Rear

To the rear of the property is a lawn with established trees, shrubs and bushes, a patio area, a gravelled area, 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 220Mbps

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 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.

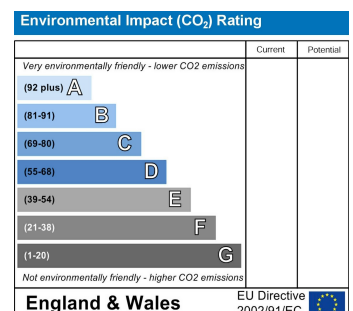
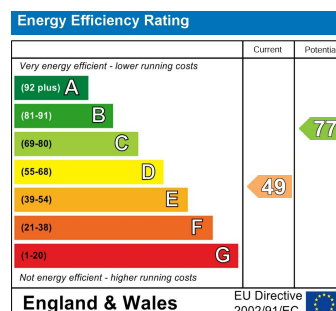
The vendor has advised the following:

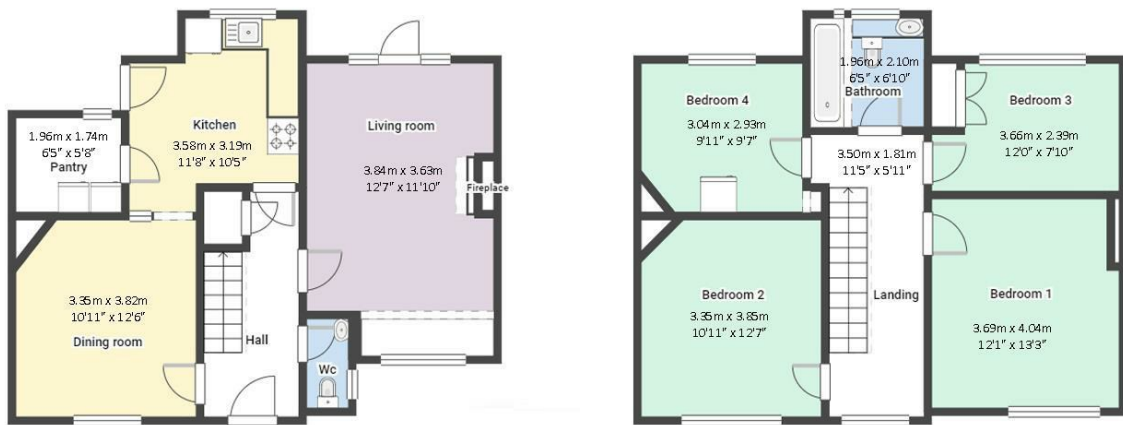
Property Tenure is Freehold

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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.

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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