

HoldenCopley

PREPARE TO BE MOVED

Trowell Grove, Long Eaton, Nottinghamshire NG10 4AY

Guide Price £250,000

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GUIDE PRICE - £250,000 - £275,000

NO UPWARD CHAIN...

This three-bedroom detached house offers fantastic potential and is perfect for anyone looking to personalise and create their dream home. Situated in a sought-after location, the property is conveniently close to a variety of local amenities, including shops, excellent transport links and well-regarded schools. The ground floor comprises an entrance hall, leading to a spacious living room, ideal for family living and entertaining. The fitted kitchen provides a functional space with plenty of storage, while an adjoining utility room and W/C add extra convenience. Upstairs, the first floor features three well-proportioned bedrooms, offering plenty of scope for personalisation. A three-piece bathroom suite serves the household and there is also access to a loft, perfect for additional storage. Externally, the property boasts a driveway and garage to the front, providing ample off-street parking. To the rear is a private garden with a lawn and patio, offering a great space for outdoor relaxation. With so much opportunity to make this house your own, it is a fantastic choice for anyone seeking to create a bespoke family home.

MUST BE VIEWED





- Detached House
- Three Bedrooms
- Spacious Living Room
- Fitted Kitchen
- Ground Floor W/C & Utility Room
- Three Piece Bathroom Suite
- Private Rear Garden
- Garage
- Driveway
- Must Be Viewed





GROUND FLOOR

Entrance Hall

6'3" x 14'0" (1.92m x 4.28m)

The entrance hall has wood-effect flooring, carpeted stairs, a radiator, an under the stairs cupboard, wall-mounted light fixtures and a single door providing access into the accommodation.

Kitchen

6'10" x 13'0" (2.10m x 3.97)

The kitchen has a range of fitted base and wall units with worktops, space for a freestanding cooker, space and plumbing for a dishwasher, a stainless steel sink with a drainer, vinyl flooring, partially tiled walls, UPVC double-glazed windows to the front and side elevations and a single UPVC door providing access out to the side of the property.

W/C / Utility Room

6'11" x 4'11" (2.12m x 1.50m)

This space has a low level flush W/C, a wall-mounted wash basin, a fitted worktop, fitted base and wall units, space and plumbing for a washing machine and tumble dryer, a wall-mounted combi boiler, tiled flooring, partially tiled walls and a UPVC double-glazed obscure window to the side elevation.

Living Room

11'10" x 22'0" (3.63m x 6.72m)

The living room has two UPVC double-glazed windows to the rear elevation, carpeted flooring, three radiators, wall-mounted light fixtures, a feature fireplace, coving and a single UPVC door providing access out to the garden.

FIRST FLOOR

Landing

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

Master Bedroom

11'5" x 11'11" (3.50m x 3.64m)

The main bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator, fitted wardrobes, drawers and bedside tables and wall-mounted light fixtures.

Bedroom Two

10'4" x 11'10" (3.15m x 3.63m)

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

Bedroom Three

9'6" x 11'6" (2.90m x 3.51m)

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

Bathroom

9'1" x 6'10" (2.79m x 2.10m)

The bathroom has a low level concealed flush W/C, a wash basin with fitted storage, a fitted panelled bath with a mains-fed shower, vinyl flooring, a radiator, partially tiled walls, an extractor fan and a UPVC double-glazed obscure window to the front elevation.

OUTSIDE

Front

To the front of the property is a garden with a lawn, various shrubs and plants, a garage and a block paved driveway.

Rear

To the rear of the property is a private garden with a fence panelled boundary, two sheds, various trees, shrubs and plants and a lawn with a patio border.

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, some 3G available

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Low risk of flooding

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.

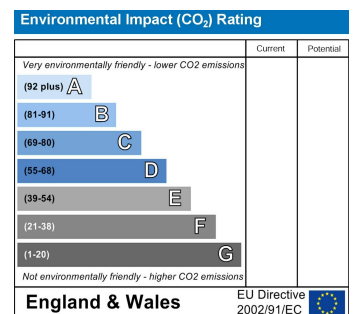
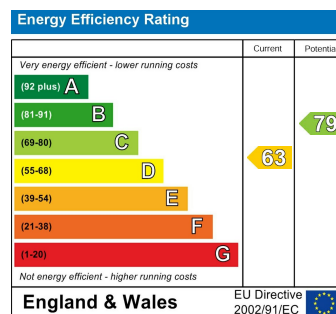
The vendor has advised the following:

Property Tenure is Freehold

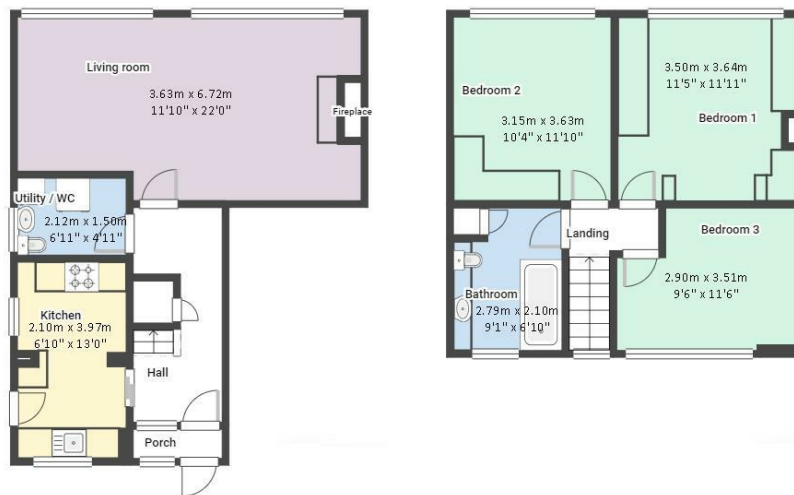
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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to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