

HoldenCopley

PREPARE TO BE MOVED

Bakewell Road, Long Eaton, Nottinghamshire NG10 1NX

Guide Price £240,000

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GUIDE PRICE: £240,000 - £250,000

LOCATION LOCATION LOCATION...

This three-bedroom semi detached house is the perfect home for a first-time buyer, offering a blend of comfort, convenience and style. Situated in a highly sought-after location, the property enjoys close proximity to a variety of local amenities, including the beautiful Attenborough Nature Reserve, shops, excellent transport links and top-rated school catchments. The ground floor welcomes you with an entrance hall that leads to a spacious lounge diner, ideal for relaxation and entertaining. The modern fitted kitchen is designed with functionality in mind. Upstairs, the first floor features three well-proportioned bedrooms and a shower room. Additional storage is available with access to the loft. The exterior of the property is equally as appealing, with a driveway at the front providing convenient off-road parking. At the rear, you'll find a south-west facing private garden, complete with a patio area perfect for outdoor dining, a well-maintained lawn and a handy shed for extra storage. This home truly offers an excellent opportunity for those looking to step onto the property ladder in a desirable location.

MUST BE VIEWED





- Semi Detached House
- Three Bedrooms
- Large Lounge Diner
- Fitted Kitchen
- Three Piece Bathroom Suite
- South-West Facing Garden
- Off Street Parking
- Close To Local Amenities
- Popular Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

6'2" x 4'6" (max) (1.90m x 1.38m (max))

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

Living/Dining Room

23'8" x 12'0" (max) (7.22m x 3.68m (max))

The living/dining room has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, a feature fireplace with a decorative surround, a built-in cupboard, coving and double French doors providing access out to the garden.

Kitchen

9'9" x 6'10" (2.99m x 2.10m)

The kitchen has a range of fitted base and wall units with worktops, an integrated oven, a gas hob, a stainless steel sink with a drainer and a swan neck mixer tap, space and plumbing for a washing machine, space for a fridge-freezer, tiled flooring, partially tiled walls, a radiator, a wall-mounted boiler, a UPVC double-glazed window to the rear elevation and a single UPVC door providing access out to the garden.

FIRST FLOOR

Landing

8'8" x 5'8" (2.66m x 1.74m)

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

Master Bedroom

12'2" x 8'3" (max) (3.72m x 2.52m (max))

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

Bedroom Two

11'4" x 9'2" (max) (3.46m x 2.80m (max))

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

Bedroom Three

9'0" x 6'7" (max) (2.76m x 2.03m (max))

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

Shower Room

6'6" x 5'6" (max) (1.99m x 1.68m (max))

The shower room has a low level flush W/C, a pedestal wash basin, a corner fitted shower enclosure with a mains-fed over the head rainfall shower and a hand-held shower, tiled flooring and walls, a radiator, an extractor fan and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front of the property is a driveway and a garden with a lawn.

Rear

To the rear of the property is a private south-west garden with a fence panelled boundary, a patio, a lawn, a shed and various plants.

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 - Superfast - 1000 Mbps (Highest available download speed) 220 Mbps (Highest available upload speed)

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

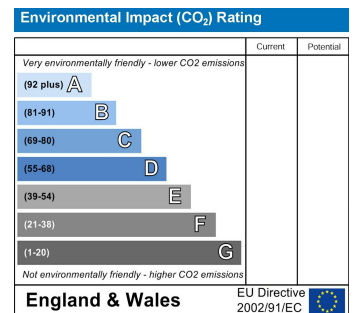
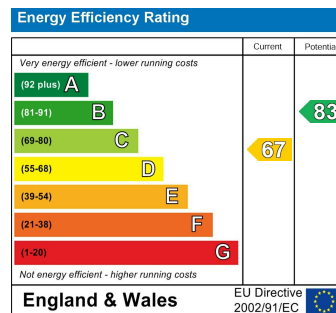
The vendor has advised the following:

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.

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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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