

HoldenCopley

PREPARE TO BE MOVED

Nottingham Road, Borrowash, Derbyshire DE72 3FP

£125,000

NO UPWARD CHAIN...

This well-presented two-bedroom end-terraced house, offered with no upward chain, is located in a popular area with easy access to a variety of local amenities, shops, and transport links. The ground floor features a cosy reception room with exposed ceiling beams and a feature log burner, creating a warm and inviting atmosphere. Additionally, the modern kitchen diner offers a perfect space for both everyday living and entertaining. Upstairs, the property includes two spacious double bedrooms and a stylish shower room. Outside, the rear of the property boasts a patio seating area, ideal for outdoor relaxation or dining.

MUST BE VIEWED!



- End-Terraced House
- Two Bedrooms
- Reception Room
- Modern Kitchen Diner
- Three-Piece Bathroom Suite
- Rear Garden
- Well-Presented Throughout
- No Upward Chain
- Popular Location
- Must Be Viewed

GROUND FLOOR

Living Room

12'3" x 11'7" (max) (3.75m x 3.54m (max))

The living room has laminate wood-effect flooring, a radiator, exposed ceiling beams, a recessed chimney breast alcove with a feature log burner, an in-built storage cupboard, a UPVC double-glazed window and a single UPVC door providing access into the accommodation.

Kitchen/Diner

11'9" x 10'7" (max) (3.59m x 3.25m (max))

The kitchen diner has a range of fitted base units with rolled-edge worktops, a stainless steel sink with a drainer and a swan neck mixer tap, an integrated oven, hob, fridge & freezer, space and plumbing for a washing machine, partially tiled walls, laminate wood-effect flooring, carpeted stairs, a radiator, exposed ceiling beams, a UPVC double-glazed window to the rear elevation and a single UPVC door providing access into the accommodation.

FIRST FLOOR

Landing

6'11" x 3'10" (max) (2.13m x 1.19m (max))

The landing carpeted flooring, access to the first floor accommodation and access to the loft.

Master Bedroom

11'9" x 9'2" (max) (3.60m x 2.80m (max))

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

Bedroom Two

11'7" x 7'6" (max) (3.55m x 2.29m (max))

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

Shower Room

7'5" x 5'3" (max) (2.27m x 1.61m (max))

The shower room has a low level dual flush W/C, a pedestal wash basin, a shower enclosure with an electric shower fixture, a heated towel rail, tiled walls, tiled flooring, recessed spotlights and an extractor fan.

OUTSIDE

To the rear is a patio seating area and picket fence boundaries.

DISCLAIMER

Council Tax Band Rating - Erewash Borough Council - Band A

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

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

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.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Virgin Media, Openreach

Broadband Speed - Ultrafast Broadband available with the highest download speed at 1000Mbps & Highest upload speed at 100Mbps

Phone Signal – Good coverage of Voice 4G - Some coverage of 5G

Sewage – Mains Supply

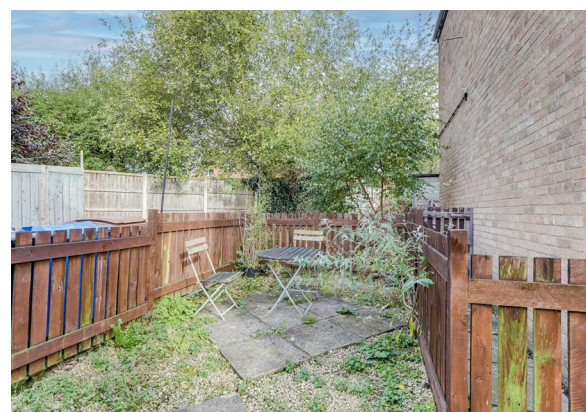
Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No



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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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