

HoldenCopley

PREPARE TO BE MOVED

Cooke Close, Long Eaton, Derbyshire NG10 3RX

Guide Price £160,000

GUIDE PRICE - £160,000 - £180,000

NO UPWARD CHAIN...

This mid-terrace two-bedroom bungalow, has been recently decorated and ready to move straight into. Located in a retirement complex for those aged 55 and over, offering residents the freedom of living independently while also providing support and community among neighbours. Situated in a popular location near Park View Medical Centre and Long Eaton High Street, it offers convenient access to various local amenities, including shops, restaurants, and reliable transport links. Inside the bungalow has an entrance hall, a spacious living area, a fitted kitchen, two bedrooms, and a three-piece bathroom suite. The garden to the rear features a lawn with plants and shrubs and a small patio seating area. Residents and guests can also have access to the communal car park.

MUST BE VIEWED!



- Mid-Terraced Bungalow
- Two Bedrooms
- Reception Room
- Fitted Kitchen
- A Modern Shower Room
- Communal Car-Park For Residents & Visitors
- Over 55's Complex
- No Upward Chain
- Popular Location
- Must Be Viewed

ACCOMMODATION

Hall
3'0" x 13'1" (0.93m x 4.01m)
The entrance hall has wooden flooring, a wall-mounted electric room heater, two in-built storage cupboard, access to the loft and a single composite door providing access into the accommodation.

Living Room
13'7" x 12'7" (4.16m x 3.84m)
The living room has carpeted flooring, a wall-mounted electric heater, feature fireplace and a sliding patio door providing access to the rear garden.

Kitchen
9'9" x 6'7" (2.97m x 2.01m)
The kitchen has a range of base and wall units with rolled-edge worktops, a stainless steel sink and a half with a drainer and a swan neck mixer tap, an integrated oven & hob, A freestanding washing machine & fridge freezer, partially tiled walls, vinyl flooring, a wall-mounted electric heater, an in-built storage cupboard and a UPVC double-glazed window to the front elevation.

Master Bedroom
10'3" x 10'4" (3.12m x 3.15m)
The main bedroom has carpeted flooring, a wall-mounted electric heater, an in-built fitted wardrobe and a UPVC double-glazed window to the rear elevation.

Bedroom Two
7'0" x 10'5" (2.13m x 3.18m)
The second bedroom has carpeted flooring, a wall-mounted electric room heater and a UPVC double-glazed window to the front elevation.

Shower Room
6'11" x 5'5" (2.11m x 1.65m)
The shower room has a low level dual flush W/C, a wall-mounted wash basin, a walk-in shower with an electric shower fixture, a heated towel rail, waterproof boarding, an extractor fan, tiled flooring and a UPVC double-glazed obscure window to the front elevation.

OUTSIDE

Front
To the front of the property is access to on-street parking, a lawn with plants and shrubs and courtesy lighting.

Rear
To the rear of the property is access to the garden area with a patio seating area and an open lawn with a range of plants and shrubs.

ADDITIONAL INFORMATION
Electricity – Mains Supply
Water – Mains Supply
Heating – Electric storage heaters
Septic Tank – No
Broadband – To be confirmed
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 – 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 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 Leasehold
Service Charge in the year marketing commenced (£PA): £2289.96
Ground Rent in the year marketing commenced (£PA): £0
Property Tenure is Leasehold. Term: 124 years from 22nd May 1998 Term remaining 98 years.

The information regarding service charges has been obtained from the vendor. HoldenCopley have checked the most recent statement for the service charge and have obtained the lease length via the Land registry.
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 information will be confirmed by your solicitor via the management pack and Landlord pack where applicable. We strongly recommended that you contact your solicitor before entering into negotiations to confirm the accuracy of information.

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.



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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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