

HoldenCopley

PREPARE TO BE MOVED

Lodge Road, Long Eaton, Derbyshire NG10 1AP

Guide Price £210,000

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GUIDE PRICE £210,000 - £220,000

NO UPWARD CHAIN...

This two-bedroom semi-detached bungalow, offered with no upward chain, is situated in a popular location just a stone's throw away from various local amenities, attractions, and with easy access to the M1. Inside, the property features a hallway that leads to a spacious reception room, complete with patio doors that open up to a bright conservatory, offering additional living space. The fitted kitchen caters to all your culinary needs, while the bungalow also includes two well-sized bedrooms and a modern three-piece bathroom suite. Outside, the front of the property offers a driveway providing off-road parking, access to a carport, a gravel area, and a variety of plants and shrubs. To the rear, there is an enclosed garden featuring a patio seating area, two lawns, and a range of established plants and shrubs, creating a peaceful space to enjoy the outdoors, with the added benefit of a gate leading onto the canal.

MUST BE VIEWED!





- Semi-Detached Bungalow
- Two Bedrooms
- Reception Room
- Fitted Kitchen
- Conservatory
- Three-Piece Bathroom Suite
- Driveway & Carport
- No Upward Chain
- Popular Location
- Must Be Viewed





ACCOMMODATION

Porch

2'11" x 2'11" (0.64m x 0.91m)

The porch has carpeted flooring and a single door providing access into the accommodation.

Hall

7'2" max x 10'0" (2.19m max x 3.07m)

The hall has carpeted flooring, a radiator, access to the loft and a single door providing access from the porch.

Living Room

16'9" x 10'5" (5.13m x 3.20m)

The living room has carpeted flooring, a radiator, a mantelpiece and sliding patio doors opening out to the conservatory.

Conservatory

9'8" x 7'5" (2.96m x 2.28m)

The conservatory has tiled flooring, a radiator, a polycarbonate roof and double-glazed windows to the rear elevation.

Kitchen

19'10" max x 9'0" (6.07m max x 2.75m)

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink and a half with a drainer and mixer tap, space and plumbing for a washing machine & cooker, two in-built storage cupboards, a radiator, tiled flooring, three double-glazed windows to the sides and rear elevations and a single UPVC door providing access to the carport & rear garden.

Master Bedroom

10'6" x 11'0" (3.21m x 3.37m)

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

Bedroom Two

8'11" x 8'9" max (2.72m x 2.68m max)

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

Shower Room

7'3" x 5'5" (2.22m x 1.66m)

The shower room has a low level flush W/C, a pedestal wash basin, a shower enclosure with an electric shower fixture, a radiator, tiled walls & flooring, an extractor fan and an obscure window to the side elevation.

OUTSIDE

Front

To the front of the property is a block-paved driveway providing off-road parking, gated access to the carport, a gravel area with plants and shrubs and brick-wall boundaries.

Car Port

27'10" x 7'8" (8.49m x 2.35m)

The carport has a polycarbonate roof and security lighting.

Rear

To the rear is an enclosed garden with a paved patio area, two lawns, a variety of established plants and shrubs, a shed and fence panelling boundaries, with gate leading onto the canal.

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

Ground Rent in the year marketing commenced (£PA): £15

Property Tenure is Leasehold. Term: 200 years from 25th March 1964 Term

remaining 140 years.

The information regarding ground rent has been obtained from the vendor. HoldenCopley have checked the most recent statement for ground rent 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.

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 220Mbps

Phone Signal – Good coverage of Voice, 4G & 5G

Sewage – Mains Supply

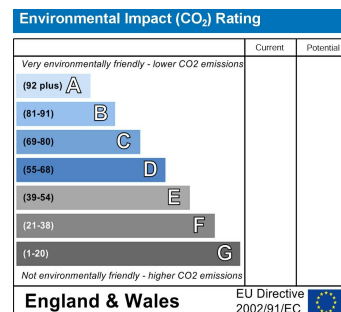
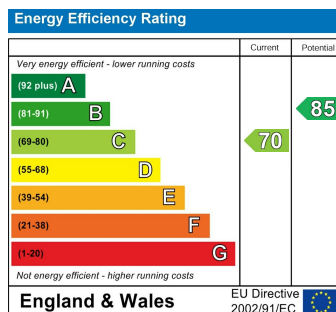
Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

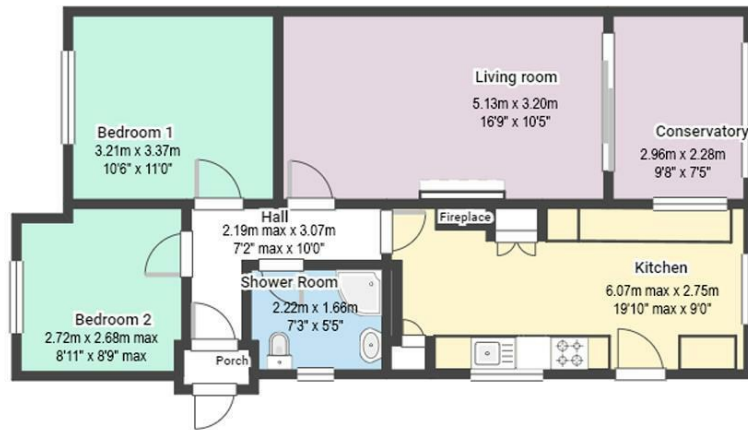
Any Legal Restrictions – No

Other Material Issues – No



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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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