

HoldenCopley

PREPARE TO BE MOVED

Glenfield Road, Long Eaton, Nottinghamshire NG10 1AR

Guide Price £200,000 - £230,000

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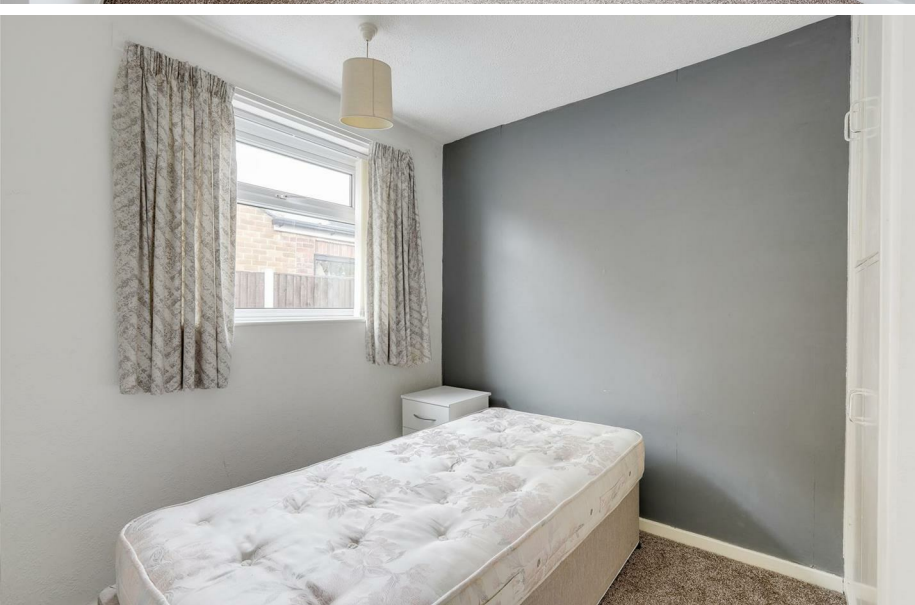


GUIDE PRICE £200,000 to £220,000
NO UPWARD CHAIN...

This three-bedroom semi-detached bungalow is brimming with opportunity, making it an ideal choice for downsizers or those eager to embark on a rewarding renovation project. The light and airy living room, invites relaxation and social gatherings, while the fitted kitchen offers a solid foundation for modern updates to suit your style. A modern three-piece bathroom features a walk-in shower for effortless convenience, catering perfectly to contemporary needs. The three well-sized bedrooms provide a versatile canvas, whether you envision tranquil sleeping quarters, a home office, or additional living space. The exterior is equally as impressive, with a private driveway to the front offering ample off-road parking, while the south-west facing garden at the rear is a true retreat. This outdoor space boasts a sun-drenched patio for al fresco dining and a well-maintained lawn bordered by mature greenery, perfect for unwinding. Located just moments from a variety of local amenities, excellent transport links, and within the catchment of great schools, this property offers exceptional convenience for everyday living. With its flexible layout and inviting outdoor spaces, this bungalow provides endless possibilities to reimagine and transform it into a truly special home in a desirable location.

MUST BE VIEWED





- Semi Detached Bungalow
- Three Bedrooms
- Spacious Living Room
- Fitted Kitchen
- Modern Three Piece Bathroom Suite
- Off-Road Parking
- Private South-West Facing Rear Garden
- No Upward Chain
- Leasehold
- In The Process Of Purchasing Freehold





ACOMMODATION

Entrance

9'4" x 7'3" (max) (2.86m x 2.23m (max))

The entrance hall has carpeted flooring, a radiator, access to the loft, a recessed spotlights and a single UPVC door providing access into the accommodation.

Bathroom

7'3" x 5'6" (max) (2.21m x 1.69m (max))

The bathroom has a low level flush W/C, a wash basin with storage, a walk in shower enclosure with an electric shower, a fold up seat, wood-effect flooring, a chrome heated towel rail, partially tiled walls, recessed spotlights and a UPVC double-glazed obscure window to the side elevation.

Living Room

16'10" x 10'4" (max) (5.14m x 3.16m (max))

The living room has carpeted flooring, two radiators, a fireplace with a brick surround, coving and UPVC sliding patio doors providing access out to the garden.

Kitchen

11'2" x 8'11" (3.41m x 2.73m)

The kitchen has a range of fitted base and wall units with worktops, a sink and a half with a drainer and a swan neck mixer tap, an integrated oven, a hob, tile-effect flooring, a radiator, partially tiled walls, UPVC double-glazed windows to the side and rear elevations and a single UPVC door providing access out to the garden.

Master Bedroom

11'2" x 10'5" (3.41m x 3.18m)

The main bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator and built-in wardrobes with an over the head cupboard.

Bedroom Two

9'0" x 8'10" (max) (2.75m x 2.70m (max))

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

Bedroom Three

9'2" x 9'0" (max) (2.81m x 2.75m (max))

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

OUTSIDE

Front

To the front of the property is a driveway with a raised corner area filled with various plants and a single wooden gate providing rear access.

Rear

To the rear of the property is a private south-west facing garden with a fence panelled boundary, courtesy lighting, a patio, a lawn, various plants and mature shrubs.

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, most 3G available

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Medium 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 Leasehold

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

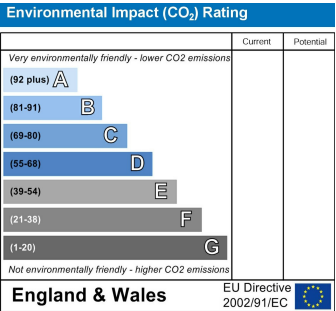
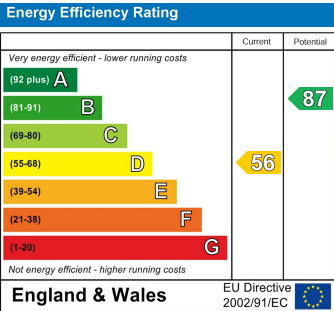
Property Tenure is Leasehold. Term: 200 years from 16 March 1964 Term remaining 140 years.

THE SELLER IS IN THE PROCESS OF PURCHASING THE 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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