

HoldenCopley

PREPARE TO BE MOVED

College Street, Long Eaton, Derbyshire NG10 4GX

Guide Price £225,000 - £270,000

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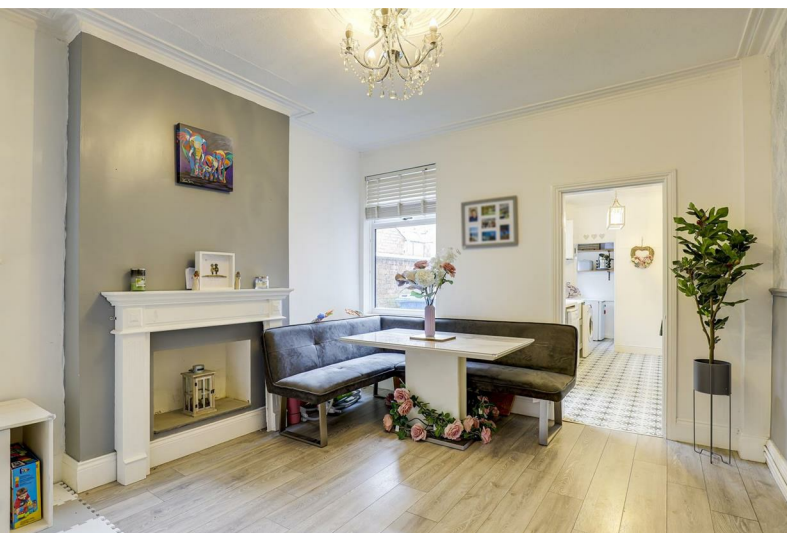


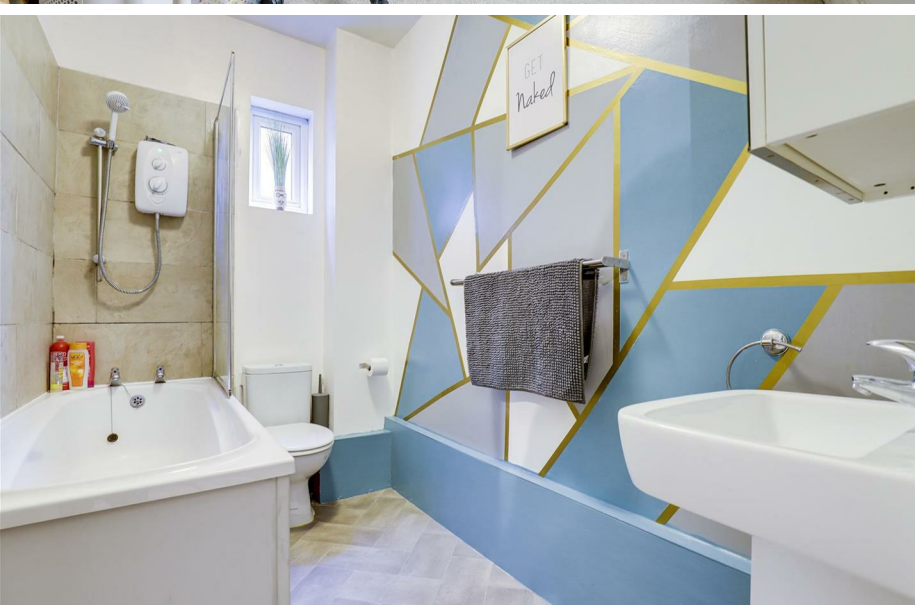
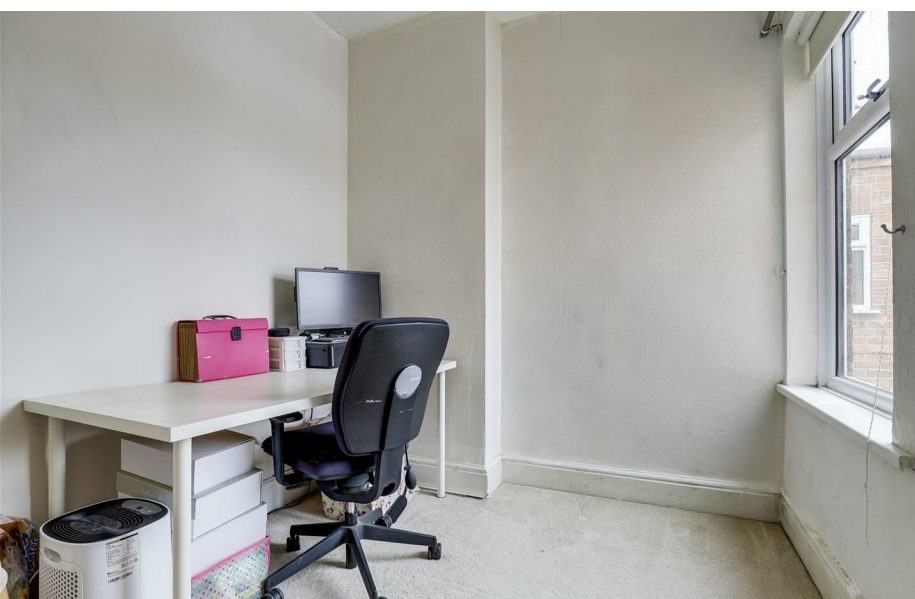
GUIDE PRICE £225,000 - £250,000

WELL-PRESENTED FAMILY HOME...

This semi-detached house offers spacious accommodation and is beautifully presented throughout, benefiting from a range of new and original features including ceiling roses, coving and much more! This property is situated in a popular location within reach of various amenities, local conveniences, excellent transport links and great schools. The ground floor comprises of an entrance hall, a spacious living room, a dining room and a modern fitted kitchen with a separate utility room. The first floor carries three bedrooms which are serviced by a stylish three-piece bathroom suite and an en-suite W/C to the master bedroom. The second floor hosts the loft space and a dressing area which has the potential to be converted into bedroom space, subject to the necessary permissions. To the front of the property is a driveway providing off-road parking and to the rear is a private enclosed garden with a stone paved area and a well-maintained lawn.

MUST BE VIEWED





- Semi-Detached House
- Three Bedrooms
- Two Spacious Reception Rooms
- Modern Fitted Kitchen & Separate Utility Room
- Stylish Three-Piece Bathroom Suite
- Private Enclosed Garden
- Driveway
- Well-Presented Throughout
- Popular Location
- Must Be Viewed





GROUND FLOOR

Entance Hall

3'1" x 11'10" (0.95m x 3.63m)

The entrance hall has hard wood laminate flooring, carpeted stairs, a radiator, a dado rail and a single door providing access into the accommodation

Living Room

12'11" x 11'11" (3.94m x 3.64m)

The living room has carpeted flooring, a recessed chimney breast alcove with a wooden mantelpiece and a tiled hearth, a TV point, a radiator, a feature ceiling rose and a UPVC double glazed window to the front elevation

Dining Room

11'11" x 13'5" (3.64m x 4.09m)

The dining room has hard wood laminate flooring, a recessed chimney breast alcove with a decorative surround, a TV point, a radiator, a dado rail, coving to the ceiling, a feature ceiling rose and two UPVC double glazed windows to the side and rear elevations

Kitchen

7'7" x 13'4" (2.33m x 4.08m)

The kitchen has a range of fitted base and wall units with worktops, a Belfast sink with a swan neck mixer tap, an integrated oven, an integrated gas hob, an extractor hood, space for a fridge freezer, space and plumbing for a washing machine, space and plumbing for a dishwasher, tiled splashback, porcelain patterned tiled flooring, a radiator, a UPVC double glazed window to the side elevation and a single door providing access to the rear garden

Utility Room

7'8" x 3'11" (2.35m x 1.21m)

The utility room has porcelain patterned tiled flooring, coving to the ceiling and a UPVC double glazed obscure window to the rear elevation

FIRST FLOOR

Landing

2'8" x 19'10" (0.83m x 6.05m)

The landing has carpeted flooring, an in-built storage cupboard, wall-mounted light fixtures and provides access to the first floor accommoation

Bedroom One

11'11" x 13'8" (3.64m x 4.17m)

The main bedroom has carpeted flooring, access to the en-suite W/C, a radiator, coving to the ceiling and a UPVC double glazed window to the front elevation

En-Suite W/C

5'10" x 3'0" (1.79m x 0.92m)

This space has a low-level flush W/C, a vanity-style wash basin and a UPVC double glazed obscure window to the side elevation

Bedroom Two

8'11" x 7'8" (2.72m x 2.34m)

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

Bedroom Three

13'8" x 7'7" (4.17m x 2.33m)

The third bedroom has carpeted flooring, a radiator and a UPVC double glazed window to the rear elevation

Bathroom

5'2" x 8'10" (1.60m x 2.71m)

The bathroom has a low-level dual flush W/C, a pedestal wash basin, a panelled bath with an electric shower fixture, a glass shower screen, tiled splashback, a chrome heated towel rail and a UPVC double glazed obscure window to the side elevation

SECOND FLOOR

Loft

14'4" x 11'10" (4.39m x 3.62m)

The loft has wooden flooring, a radiator, a wall-mounted heater, recessed spotlights, an in-built storage cupboard in the eaves, an exposed ceiling beam and a Velux window

Dressing Area

7'5" x 11'10" (2.28m x 3.63m)

The dressing area has wooden flooring, a radiator, recessed spotlights, an exposed ceiling beam and a Velux window

OUTSIDE

Front

To the front of the property is a driveway providing off-road parking and gated access to the rear garden

Rear

To the rear of the property is a private enclosed garden with a well-maintained lawn, a stone paved area and panelled fencing

ADDITIONAL INFORMATION

- Broadband – Virgin Media, Openreach
- Broadband Speed - Ultrafast available - 1800 Mbps (download) 220 Mbps (upload)
- Phone Signal – Mostly 4G / 5G coverage
- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Gas Central Heating – Connected to Mains Supply
- Septic Tank – No
- Sewage – Mains Supply
- Flood Risk – No flooding in the past 5 years+
- Flood Risk Area - Very low risk
- Non-Standard Construction – No
- Any Legal Restrictions – No
- Other Material Issues – No

DISCLAIMER

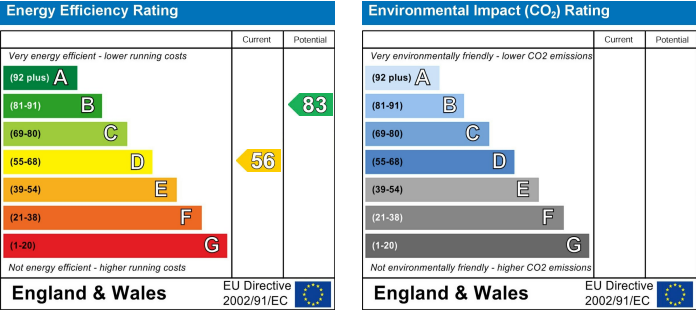
Council Tax Band Rating - Erewash Borough Council - Band B
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

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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