

# HoldenCopley

PREPARE TO BE MOVED

Tamworth Road, Long Eaton, Derbyshire NG10 1DH

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Guide Price £200,000 - £210,000



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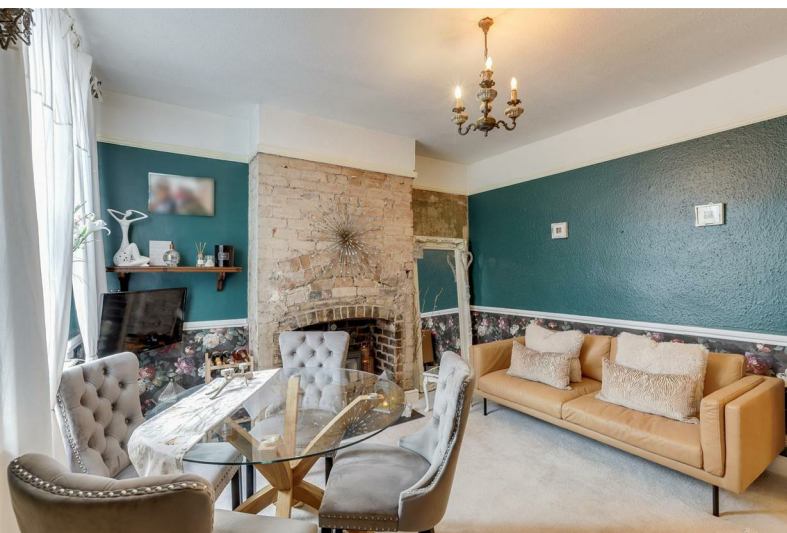


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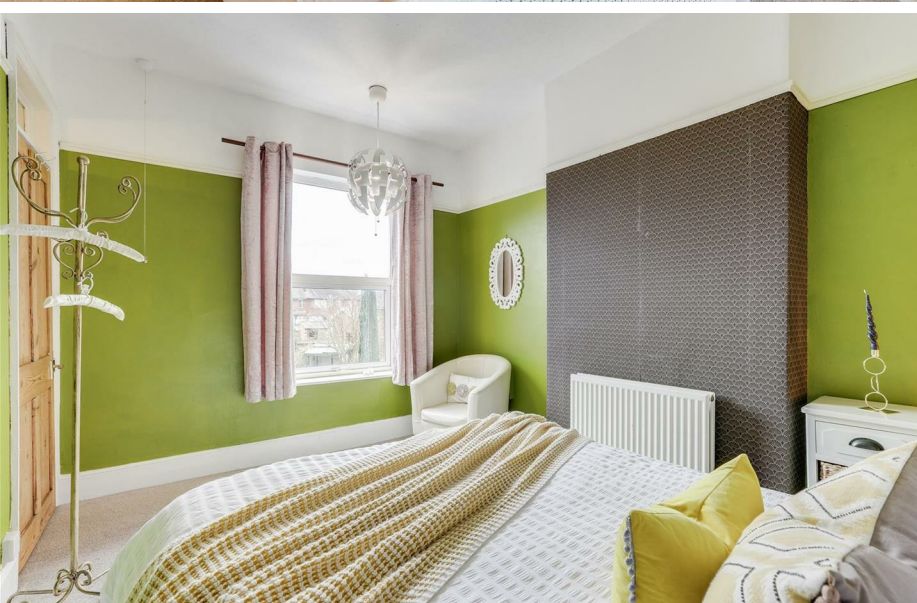
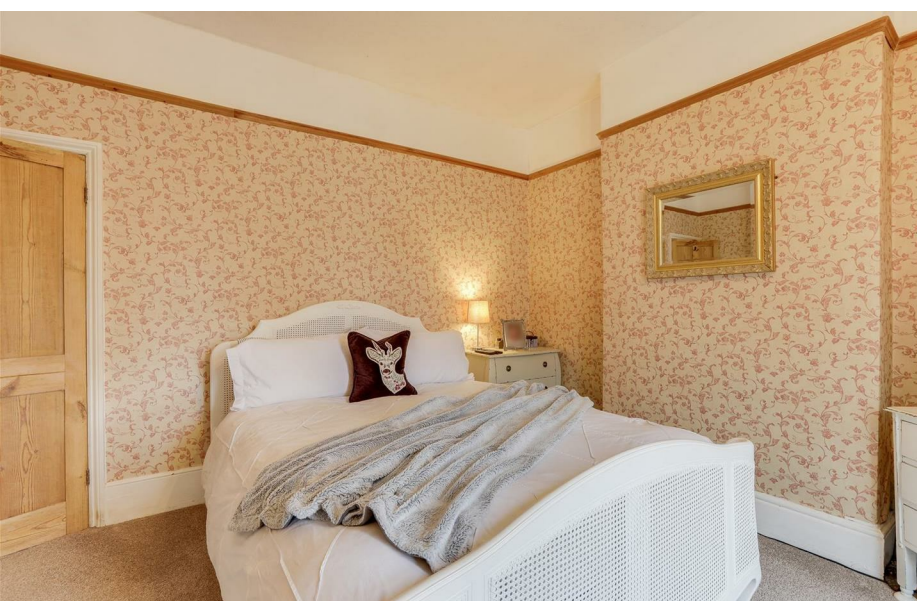
CHARMING & BEAUTIFULLY PRESENTED HOME IN A POPULAR LOCATION...

Welcome to this charming semi-detached home, ideally located in the sought-after area of Long Eaton. With its close proximity to local amenities, including shops, schools, and excellent transport links, this property offers both character and convenience, making it a must-see. Upon entering, you are greeted by a welcoming entrance hall that leads to two spacious reception rooms. These versatile living areas provide the perfect space for relaxation, entertaining, or formal dining, featuring unique architectural details and an abundance of natural light, creating a warm and inviting atmosphere. The modern kitchen is well-equipped to meet all your culinary needs. Upstairs, the property boasts two generously sized bedrooms, both serviced by a stylish four-piece bathroom suite. Adding further convenience, a walk-in closet provides additional storage space. Externally, the property continues to impress. To the front, there is access to on-street parking, while the beautifully landscaped rear garden offers a private retreat. Featuring a patio seating area, a well-maintained lawn bordered by an array of plants and shrubs, and a charming summerhouse, this outdoor space is perfect for relaxing or entertaining.

MUST BE VIEWED!







- Semi-Detached House
- Two Double Bedrooms
- Bay-Fronted Living Room
- Dining Room With Log Burner
- Modern Kitchen
- Stylish Four-Piece Bathroom Suite
- On-Street Parking
- South-Facing Rear Garden
- Popular Location
- Must Be Viewed











GROUND FLOOR

Entrance Hall

18'0" x 3'5" (max) (5.49m x 1.06m (max))

Th entrance hall has wood-effect flooring, carpeted stairs, a radiator, a dado rail and a single door providing access into the accommodation.

Living Room

14'11" x 11'11" (max) (4.57m x 3.65m (max))

The living room has carpeted flooring, a radiator, a picture rail, ceiling coving, a ceiling rose, a traditional open fireplace with a decorative surround and a UPVC double-glazed bay window to the front elevation.

Dining Room

12'7" x 12'7" (max) (3.84m x 3.84m (max))

The dining room has carpeted flooring, a radiator, a dado rail, a picture rail, an exposed brick recessed chimney breast alcove with a feature log burner and a UPVC double-glazed window to the rear elevation.

Kitchen

9'11" x 8'1" (3.04m x 2.48m )

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink with a mixer tap, an integrated oven & a gas hob, partially tiled walls, access to the pantry, vinyl flooring, a UPVC double-glazed window to the rear elevation and a single door providing access to the rear garden.

FIRST FLOOR

Landing

12'8" x 6'0" (max) (3.87m x 1.84m (max))

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

Master Bedroom

12'10" x 12'1" (max) (3.93m x 3.69m (max))

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

Walk-In-Closet

12'5" x 3'7" (max) (3.79m x 1.10m (max))

The closet has exposed wooden flooring and a UPVC double-glazed window to the front elevation.

Bedroom Two

12'6" x 9'7" (max) (3.83m x 2.94m (max))

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

Bathroom

9'10" x 8'2" (max) (3.00m x 2.50m (max))

The bathroom has a low level dual flush W/C, a vanity storage unit with a wash basin, a double-ended bath with freestanding swan neck mixer tap and a handheld shower head, a shower enclosure with an overhead rainfall shower and a handheld shower head, a heated towel rail, recessed spotlights, partially tiled walls, tiled flooring and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front of the property is access to on-street parking, gated access to the rear garden, a range of shrubs and a brick-wall boundary.

Rear

To the rear is an enclosed south-facing garden with a concrete patio area, a lawn boarded by raised beds with a range of plants and shrubs, a paved patio area with a summer house, a brick-wall and fence panelling boundaries.

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 1800Mbps & 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

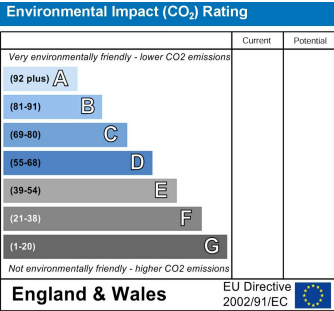
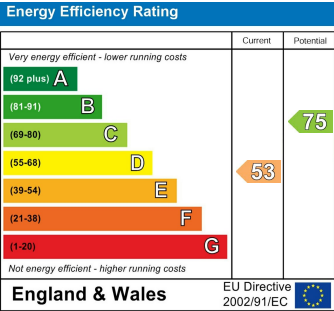
Council Tax Band Rating - Erewash Borough Council - Band A  
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:  
Property Tenure is Freehold

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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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# Tamworth Road, Long Eaton, Derbyshire NG10 1DH

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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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