

# HoldenCopley

PREPARE TO BE MOVED

College Street, Long Eaton, Nottinghamshire NG10 4NN

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Offers Over £270,000 - £290,000



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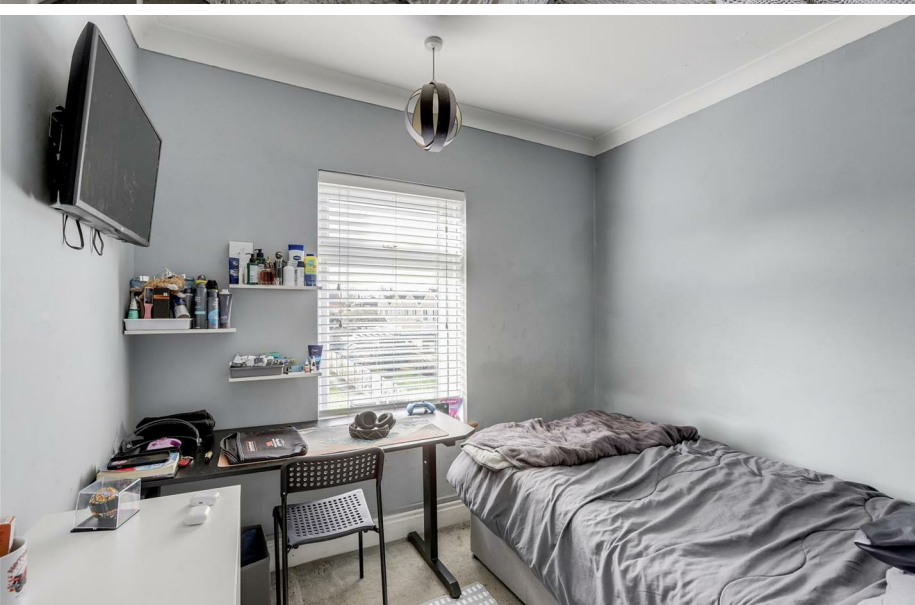
## POPULAR LOCATION...

This well-presented four-bedroom semi-detached home is full of character and charm, offering spacious accommodation in the popular location of Long Eaton. Conveniently situated close to local amenities, well-regarded schools, and excellent transport links. Stepping inside, the welcoming entrance hall leads to a bright and inviting living room, featuring a traditional fireplace and a large bay window, adding warmth and character to the space. The dining room provides a fantastic area for entertaining, while the modern kitchen is designed to meet all your culinary needs. The upper level boasts four double bedrooms, offering plenty of space for a growing family. A stylish three-piece bathroom suite completes the first floor. Externally, the property offers on-street parking to the front. To the rear, a generous-sized garden provides the perfect outdoor retreat, featuring a patio area, a decked seating area, an extensive lawn, and mature trees. Additional highlights include an outhouse, a utility area, an outdoor W/C, and a versatile garden room, offering endless possibilities for work or leisure.

## MUST BE VIEWED!







- Semi-Detached House
- Four Bedrooms
- Two Reception Rooms
- Modern Kitchen
- Stylish Bathroom
- Outdoor W/C, Utility Area & Garden Room
- On-Street Parking
- Well-Presented Throughout
- Popular Location
- Must Be Viewed











GROUND FLOOR

Entrance

14'6" x 3'6" (max) (4.44m x 1.09m (max))  
The entrance hall has tiled flooring, carpeted stairs, ceiling coving, a picture rail and a single door providing access into accommodation.

Living Room

16'0" x 12'7" (max) (4.89m x 3.85m (max))  
The living room has exposed wooden floor boards, a radiator, ceiling coving, a picture rail, a ceiling rose, a traditional fireplace, a UPVC double-glazed bay window with fitted shutters to the front elevation.

Dining Room

13'5" x 13'0" (max) (4.10m x 3.98m (max))  
The dining room has exposed wooden floor boards, a radiator, ceiling coving, a picture rail, a ceiling rose and a UPVC double-glazed window to the rear elevation.

Kitchen

12'0" x 8'11" (3.66m x 2.73m )  
The kitchen has a range of fitted base units with wrktops, a double stainless steel sink with a swan neck mixer tap, space for a cooker and washing machine, partially tiled walls, access to the pantry, tiled flooring, a UPVC double-glazed window to the side elevation and a single UPVC door providing access to the rear garden.

FIRST FLOOR

Landing

13'5" x 5'10" (max) (4.11m x 1.80m (max))  
The landing has carpeted flooring, a radiator, a picture rail, recessed spotlights and access to the first floor accommodation.

Master Bedroom

13'6" x 10'5" (max) (4.12m x 3.19m (max))  
The main bedroom has carpeted flooring, a radiator, fitted wardrobes and a UPVC double-glazed window to the front elevation.

Bedroom Two

13'6" x 10'2" (max) (4.14m x 3.12m (max))  
The second bedroom has carpeted flooring, a radiator, fitted wardrobes and a UPVC double-glazed window to the rear elevation.

Bedroom Three

10'4" x 9'1" (max) (3.17m x 2.77m (max))  
The third bedroom has carpeted flooring, a radiator, ceiling coving and a UPVC double-glazed window to the rear elevation.

Bedroom Four

13'5" x 5'9" (max) (4.10m x 1.77m (max))  
The fourth bedroom has carpeted flooring, a radiator and a UPVC double-glazed window to the front elevation.

Bathroom

8'9" x 5'8" (2.69m x 1.73m)  
The bathroom has a low leve dual flush W/C, a vanity storage unit with a wash basin, a panelled bath with an overhead rainfall shower and a handheld shower head, a heated towel rail, partially tiled walls, tiled flooring and a UPVC double-glazed window to the side elevation.

OUTSIDE

Front

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

Rear

To the rear is a generous sized garden with a paved patio area, a decked seating area, a lawn, mature trees, access to the outhouse, utility, W/C, garden room, a shed and fence panelling boundaries.

Outhouse

9'4" x 3'11" (2.87m x 1.21m )  
The outhouse has courtesy lighting and ample stroage space.

W/C

6'0" x 3'1" (1.85m x 0.94m )  
This space has a low level dual flush W/C, a wash basin and vinyl flooring.

Utility

6'5" x 6'3" (max) (1.97m x 1.91m (max))  
The utility has space for a tumble dryer.

Garden Room

9'4" x 8'7" (2.87m x 2.63m )  
The garden room has courtesy lighting and a power supply.

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

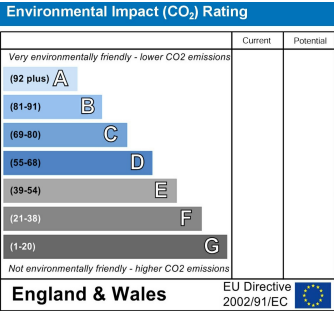
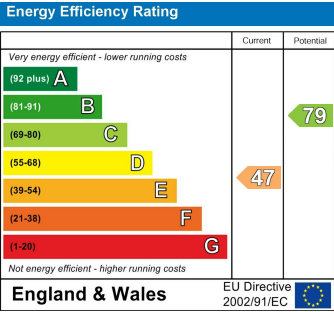
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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to 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.

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 – Heat Pump Air Source
- Septic Tank – No
- Broadband – Openreach, Virgin Media
- 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





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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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