

HoldenCopley

PREPARE TO BE MOVED

Wellington Street, Long Eaton, Nottinghamshire NG10 4NG

Guide Price £230,000 - £250,000

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SEMI DETACHED HOUSE...

Welcome to this well-presented semi-detached home which is ideally located close to local amenities, excellent transport links, and just a short distance from Toton Field Nature Reserve. Perfect for a range of buyers looking to move straight in, the property offers a welcoming entrance hall leading to a charming dining room with a feature fireplace, and access into the cosy living room. The fitted kitchen, with direct access to the rear garden, provides a practical and stylish space for cooking and entertaining. Upstairs, the first floor boasts two well-proportioned bedrooms and a spacious four-piece bathroom suite, while the second floor features a generously sized double attic bedroom. Outside, the front of the property features a quaint courtyard with planted bushes and gated access to the rear. The enclosed rear garden is thoughtfully designed with a lawn, planted borders, a block-paved pathway leading to the outhouse, courtesy lighting, and a combination of fence panels and brick walls for added privacy.

MUST BE VIEWED





- Semi Detached House
- Three Bedrooms
- Living Room
- Dining Room
- Fitted Kitchen
- Four-Piece Bathroom Suite
- Enclosed Rear Garden
- Popular Location
- Excellent Transport Links
- Must Be Viewed





GROUND FLOOR

Entrance Hall

3'7" x 3'0" (1.10m x 0.93m)
The entrance hall has carpeted flooring, coving to the ceiling, and a UPVC door providing access into the accommodation.

Dining Room

12'6" x 11'10" (max) (3.82m x 3.62m (max))
The dining room has two UPVC double glazed window to the front elevation, two radiators, a feature fireplace has a wooden surround and tiled hearth, coving to the ceiling, a ceiling rose, and wood-effect flooring.

Living Room

13'0" x 12'5" (max) (3.97m x 3.80m (max))
The living room has a UPVC double glazed window to the rear elevation, a radiator, a dado rail, two in-built cupboards, and wood-effect flooring.

Kitchen

14'2" x 6'7" (max) (4.33m x 2.03m (max))
The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink and half with a swan neck mixer tap and drainer, an integrated double oven, a ceramic hob and extractor fan, space for a fridge freezer, space and plumbing for a washing machine, a wall-mounted boiler, recessed spotlights, a tiled splash back, tiled flooring, two UPVC double glazed windows to the rear and side elevation, and a UPVC door opening to the rear garden.

FIRST FLOOR

Landing

16'4" x 12'7" (max) (5.00m x 3.84m (max))
The landing has carpeted flooring, a radiator, recessed spotlights, and access to the first floor accommodation.

Bedroom One

12'6" x 11'11" (max) (3.82m x 3.64m (max))
The first bedroom has a UPVC double glazed window to the front elevation, a radiator, an in-built cupboard, and carpeted flooring.

Bedroom Two

10'0" x 9'6" (max) (3.05m x 2.92m (max))
The second bedroom has a UPVC double glazed window to the rear elevation, a radiator, and carpeted flooring.

Bathroom

10'0" x 6'9" (max) (3.06m x 2.07m (max))
The bathroom has a UPVC double glazed obscure window to the rear elevation, a low level flush W/C, a panelled bath with a handheld shower fixture, a shower enclosure with a wall-mounted shower fixture, a heated towel rail, recessed spotlights, partially tiled wall, and wood-effect flooring.

SECOND FLOOR

Attic Room/Bedroom Three

14'7" x 12'7" (max) (4.46m x 3.84m (max))
The attic/ third bedroom has a UOVC double glazed window to the front elevation, access into the boarded loft with lighting, eaves storage, and carpeted flooring.

OUTSIDE

Front

To the front of the property is a small courtyard with planted bushes, and gates access to the rear garden.

Rear

To the rear of the property is an enclosed garden with courtesy lighting, a lawn, a planted border, a block paved path way giving access to the outhouse, and a fence panelled and bricked wall boundary.

Outhouse

12'4" x 10'0" (3.78m x 3.07m)
The outhouse has lighting, electric, ample storage, and a door opening to the rear garden.

ADDITIONAL INFORMATION

Electricity – Mains Supply
Water – Mains Supply
Heating – Gas Central Heating – Connected to Mains Supply
Septic Tank – No
Broadband – Fibre
Broadband Speed - Ultrafast Download Speed 1800Mbps and Upload Speed 220Mbps
Phone Signal – Good coverage of Voice, 4G - Some coverage of 3G & 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.

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.
Council Tax Band Rating - Gedling Borough Council - Band G
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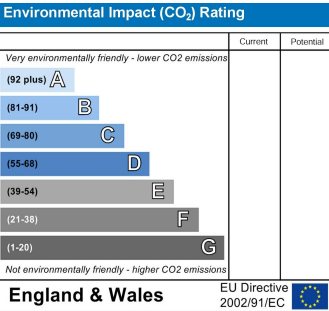
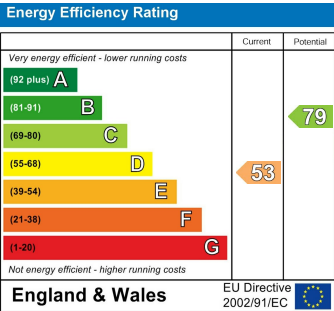
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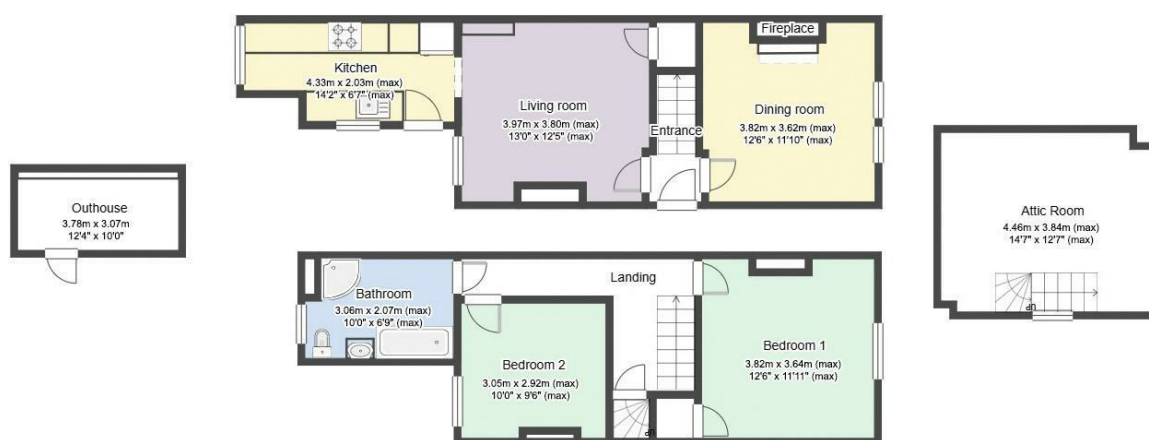
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

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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