

# HoldenCopley

PREPARE TO BE MOVED

Bostocks Lane, Long Eaton, Derbyshire NG10 4EH

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Guide Price £180,000



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GUIDE PRICE £180,000 TO £200,000

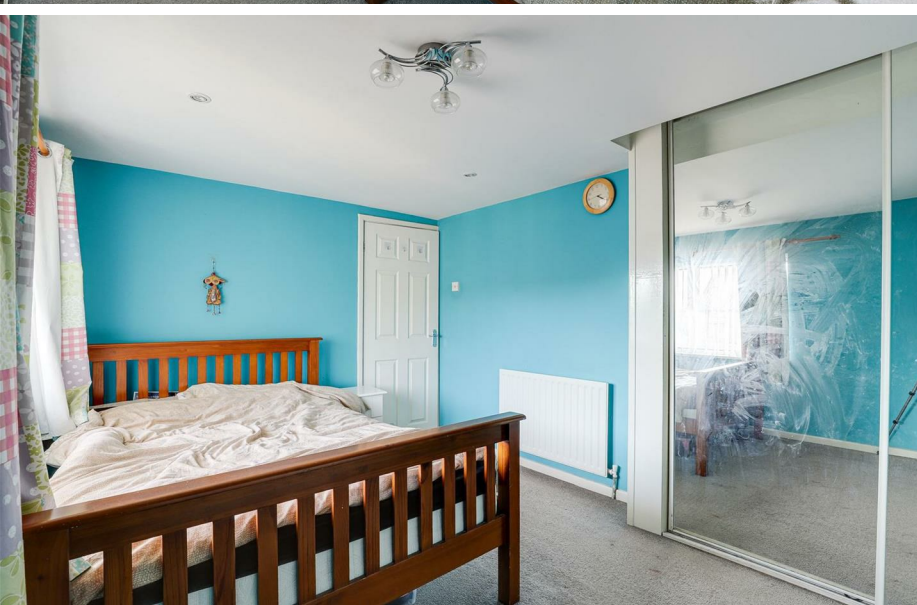
IDEAL HOME FOR A RANGE OF BUYERS...

This three-bedroom mid-terraced house presents a fantastic opportunity for a variety of buyers, whether you're a first-time buyer, investor, or growing family. Situated in a popular location, the property benefits from easy access to local amenities, including shops, schools, and excellent transport links via the M1 and A52. Stepping inside, the entrance hall leads to a reception room, perfect for relaxation. The modern fitted kitchen diner is designed to meet all your culinary needs, providing a great space for family meals and entertaining. A ground floor W/C adds extra convenience. The upper level boasts two double bedrooms, a single bedroom, and a three-piece bathroom suite. Externally, the property offers a driveway providing off-road parking for two cars to the front. The rear garden features a patio seating area and a lawn, offering the perfect space to enjoy the outdoors.

MUST BE VIEWED!







- Mid-Terraced House
- Three Bedrooms
- Reception Room
- Modern Kitchen diner
- Ground Floor W/C
- Three-Piece Bathroom Suite
- Driveway
- Enclosed Rear Garden
- Popular Location
- Must Be Viewed











GROUND FLOOR

Entrance Hall

8\*3" x 6\*2" (2.52m x 1.89m)

The entrance hall has vinyl wood-effect flooring, carpeted stairs, a radiator, a UPVC double-glazed obscure window to the front elevation and a single UPVC door providing access into the accommodation.

Living Room

12\*2" x 10\*2" (3.71m x 3.10m)

The vinyl wood-effect flooring, a radiator, ceiling coving and a UPVC double-glazed window to the front elevation.

Kitchen Diner

18\*8" x 10\*0" (5.71m x 3.05m)

The kitchen diner has a range of fitted base and wall units with worktops, a stainless steel sink and a half with drainer and mixer tap, an integrated oven, gas hob & extractor fan, space and plumbing for a washing machine, a radiator, an in-built storage cupboard, recessed spotlights, vinyl wood-effect flooring, a UPVC double-glazed window to the rear elevation and a single UPVC door providing access to the W/C.

Hall

The hall has an internal single-glazed window and a single door providing access to the rear garden.

W/C

2\*7" x 6\*0" (0.80m x 1.83m)

This space has a low level dual flush W/C, a wash basin and wood-effect flooring.

FIRST FLOOR

Landing

6\*10" x 6\*9" (2.09m x 2.06m)

The landing has carpeted flooring, an in-built storage cupboard, access to the first floor accommodation and access to the loft.

Master Bedroom

9\*9" x 13\*5" (2.98m x 4.10m)

The main bedroom has carpeted flooring, a radiator, recessed spotlights, fitted sliding doo wardrobes and a UPVC double-glazed window to the rear elevation.

Bedroom Two

11\*0" x 13\*5" max (3.37m x 4.10m max)

The second bedroom has laminate wood-effect flooring, a radiator, an in-built wardrobe and a UPVC double-glazed front elevation.

Bedroom Three

6\*11" x 10\*0" max (2.12m x 3.07m max)

The third bedroom has laminate wood-effect flooring, a radiator and a UPVC double-glazed window to the front elevation.

Bathroom

6\*1" x 6\*8" (1.86m x 2.05m)

The bathroom has a low level dual flush W/C, a pedestal wash basin, a panelled bath with an electric shower fixture, a radiator, partially tiled walls, an extractor fan, recessed spotlights, tiled flooring and a UPVC double-glazed window to the rear elevation.

OUTSIDE

Front

To the front of the property is a block-paved driveway providing off-road parking for two cars and fence panelling boundaries.

Rear

To the rear of the property is an enclosed garden with a paved patio area, a lawn, access to the outhouse and fence panelling boundaries.

Outhouse

7\*11" x 6\*0" (2.43m x 1.84m)

The outhouse has a power supply, courtesy light and ample storage space.

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

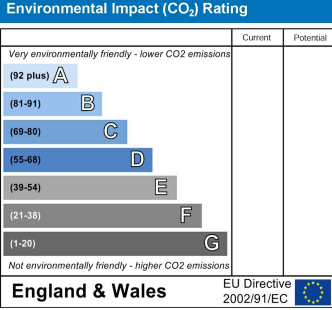
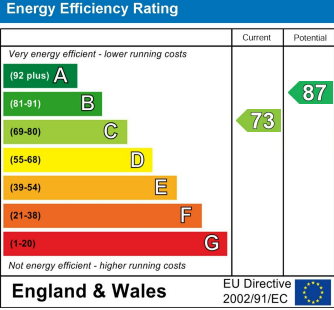
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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to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

ADDITIONAL INFORMATION

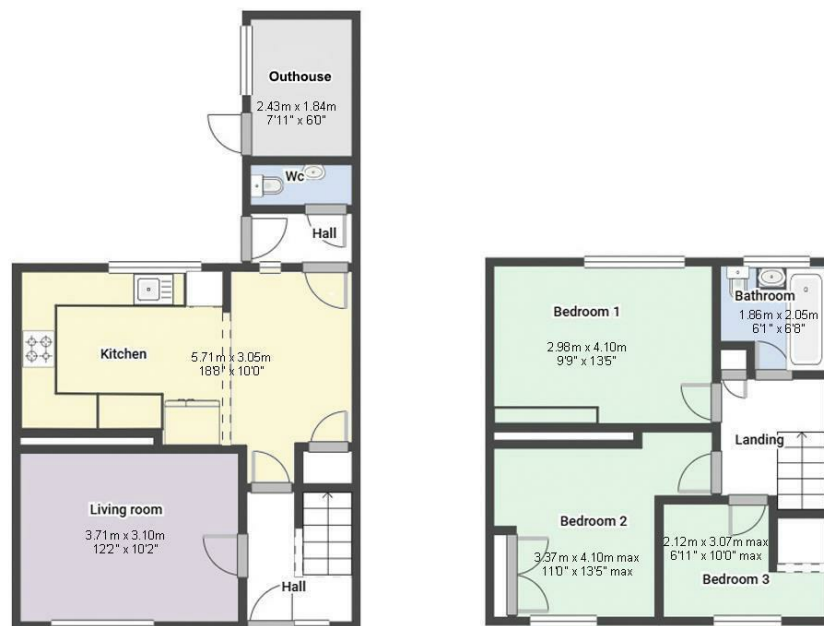
- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Gas Central Heating – Connected to Mains Supply
- Septic Tank – No
- Broadband – Openreach, Virgin Media
- Broadband Speed - Ultrafast Broadband available with the highest download speed at 1800Mbps & Highest upload speed at 220Mbps
- Phone 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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## 0115 8963 699

30 Market Place, Long Eaton, NG10 1LT

[longeatonoffice@holdencopley.co.uk](mailto:longeatonoffice@holdencopley.co.uk)

[www.holdencopley.co.uk](http://www.holdencopley.co.uk)

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