

# HoldenCopley

PREPARE TO BE MOVED

Sheldon Close, Long Eaton, Derbyshire NG10 4GH

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£190,000



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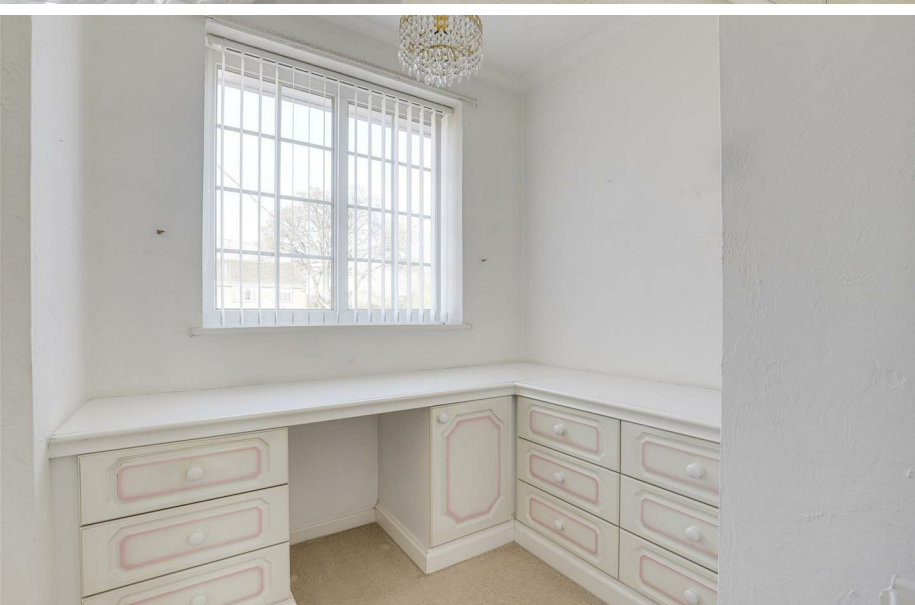
## NO UPWARD CHAIN...

Nestled in a peaceful corner of a quiet cul-de-sac, this well-maintained end-terraced townhouse is ideally located close to local amenities, excellent transport links, and highly regarded school catchments. Offered to the market with no upward chain, this property is move-in ready and perfect for a range of buyers. Upon entering, you are welcomed by an entrance hall leading into a bright and spacious living room, which seamlessly flows into the dining area. A conservatory extends the living space, providing a tranquil spot to relax while overlooking the garden. The fitted kitchen offers ample storage and workspace. The first floor hosts two generously sized double bedrooms, along with a versatile third bedroom/dressing room, which has direct access to the main bedroom—ideal for a walk-in wardrobe or home office. All rooms are serviced by a shower suite. Externally, the property benefits from a driveway and single garage to the front, providing off-road parking. To the rear, a low-maintenance garden offers a private outdoor space, complete with a large shed for additional storage.

## MUST BE VIEWED







- End-Terraced Town House
- Two Double Bedrooms & Single / Dressing Room
- Two Reception Rooms
- Conservatory
- Fitted Kitchen
- Shower Suite
- Low Maintenance Garden
- Driveway & Garage
- Popular Location
- Must Be Viewed











GROUND FLOOR

Entrance Hall

The entrance hall has wooden flooring, carpeted stairs, an in-built cupboard, and a single composite door providing access into the accommodation.

Living Room

12\*8" x 12\*8" (3.88m x 3.88m)

The living room has a UPVC double-glazed bow window to the front elevation, carpeted flooring, coving to the ceiling, wall-mounted plate racks, a radiator, a TV point, a wall-mounted fireplace, and open plan to the dining room.

Dining Room

9\*5" x 7\*10" (2.89m x 2.41m)

The dining room has carpeted flooring, a radiator, coving to the ceiling, a wall-mounted plate rack, and a sliding door into the conservatory.

Conservatory

9\*6" x 7\*6" (2.91m x 2.31m)

The conservatory has vinyl flooring, a radiator, a polycarbonate roof, a range of UPVC double-glazed windows to the side and rear elevation, and a sliding patio door to access the garden.

Kitchen

9\*5" x 7\*7" (2.89m x 2.32m)

The kitchen has a range of fitted base and wall units with worktops, a sink and a half with a mixer tap and drainer, an integrated oven with a gas hob and extractor fan, space for under-counter appliances, two in-built cupboards, vinyl flooring, tiled splashback, and a sliding patio door to access to the rear garden.

FIRST FLOOR

Landing

The landing has carpeted flooring, coving to the ceiling, access to the loft, and provides access to the first floor accommodation.

Bedroom One

11\*9" x 9\*1" (3.60m x 2.79m)

The main bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, coving to the ceiling, a range of fitted furniture including wardrobes, over-the-bed storage cupboards and bedside units, a radiator, and an open arch into bedroom three.

Bedroom Three / Dressing Room

8\*0" x 6\*5" (2.46m x 1.96m)

The third bedroom / dressing room has a UPVC double-glazed window to the front elevation, carpeted flooring, coving to the ceiling, an in-built cupboard, and a fitted dressing table with drawers.

Bedroom Two

11\*3" x 9\*3" (3.44m x 2.84m)

The second bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, coving to the ceiling, a radiator, and fitted mirrored door wardrobes.

Bathroom

6\*2" x 5\*4" (1.90m x 1.65m)

The bathroom has a low level dual flush WC, a pedestal wash basin, a shower enclosure with an overhead twin rainfall shower, a chrome heated towel rail, vinyl flooring, waterproof splashback, coving to the ceiling, and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front of the property is a low maintenance garden, courtesy lighting, a brick built garage and a driveway.

Rear

To the rear is a low maintenance garden with courtesy lighting, a large shed, and fence panelled boundaries.

ADDITIONAL INFORMATION

Broadband Networks - Virgin Media, Openreach

Broadband Speed - Ultrafast available - 1800 Mbps (download) 220 Mbps (upload)  
Phone Signal – Good 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 – The access road isn’t made up and adopted.  
Other Material Issues – No

DISCLAIMER

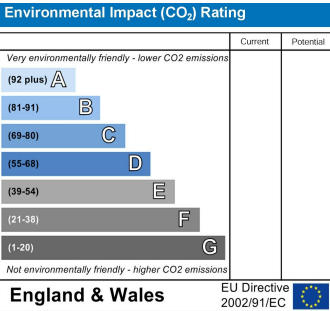
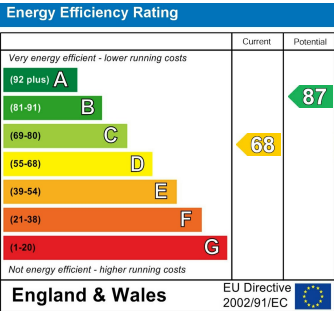
Council Tax Band Rating - Erewash Borough Council - Band B  
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

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 licence 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.

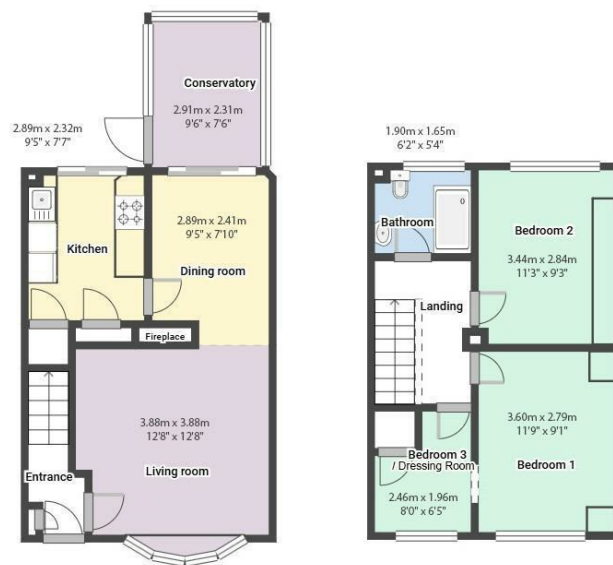
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

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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