

# HoldenCopley

PREPARE TO BE MOVED

College Street, Long Eaton, Derbyshire NG10 4GE

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Guide Price £200,000 - £220,000



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NO UPWARD CHAIN...

A well-presented three-bedroom semi-detached home, offered to the market with no upward chain, making it an ideal opportunity for a range of buyers. Situated in a popular and convenient location, the property is within close proximity to a variety of local amenities including supermarkets, convenience stores, schools, and excellent transport links. The ground floor welcomes you with an entrance hall with original features, leading to a spacious living room, a separate dining room ideal for entertaining or family dining, and a modern kitchen designed to meet all your culinary needs. Upstairs, the property offers two double bedrooms, a comfortable single bedroom, and a three-piece family bathroom suite. Externally, the front of the property offers access to on-street parking. To the rear, you'll find a beautifully landscaped south-facing garden, featuring a patio seating area, a lawn bordered by a variety of mature plants and shrubs, and a convenient outdoor utility area.

MUST BE VIEWED!







- Semi-Detached House
- Three Bedrooms
- Two Reception Room
- Fitted Kitchen
- Three-Piece Bathroom Suite
- On-Street Parking
- South-Facing Landscaped Rear Garden
- No Upward Chain
- Popular Location
- Must Be Viewed











GROUND FLOOR

Entrance Hall

2\*8" x 16\*0" (0.83m x 4.88m)

The entrance hall has Minton tile flooring, carpeted stairs, a radiator, ceiling coving and a single composite door providing access into the accommodation.

Living Room

11\*3" x 12\*3" (3.43m x 3.75m)

The living room has carpeted flooring, a radiator, ceiling coving, a feature fireplace and a UPVC double-glazed window to the front elevation.

Dining Room

11\*7" x 13\*2" (3.55m x 4.03m)

The dining room has carpeted flooring, a radiator, a feature fireplace and a UPVC double-glazed window to the rear elevation.

Kitchen

9\*4" x 9\*11" (2.86m x 3.03m)

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink with a drainer and a mixer tap, an integrated oven & gas hob, space and plumbing for a dishwasher, an in-built storage cupboard, partially tiled walls, wood-effect flooring, a UPVC double-glazed window to the side elevation and a single UPVC door providing access to the rear garden.

FIRST FLOOR

Landing

16\*2" x 5\*4" (4.93m x 1.64m)

The landing has carpeted flooring, a radiator, access to the first floor accommodation and access to the loft.

Master Bedroom

14\*11" x 12\*3" (4.55m x 3.74m)

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

Bedroom Two

9\*1" x 13\*3" (2.77m x 4.04m)

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

Bedroom Three

9\*0" x 7\*1" (2.76m x 2.16m)

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

Bathroom

8\*4" x 6\*6" (2.56m x 2.00m)

The bathroom has a low level dual flush W/C, a pedestal wash basin, a panelled bath with a shower fixture, a heated towel rail, partially tiled walls, recessed spotlights, wood-effect flooring and a UPVC double-glazed obscure window to the side elevation.

OUTSIDE

Front

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

Rear

To the rear is an enclosed south-facing garden with a paved patio area, a lawn bordered by a range of plants and shrubs, a shed, access to the outdoor utility area housing central heating boiler, double glazed door and window, plumbing for washing machine, fence panelling and brick-wall boundaries.

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

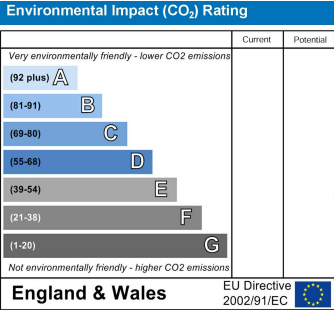
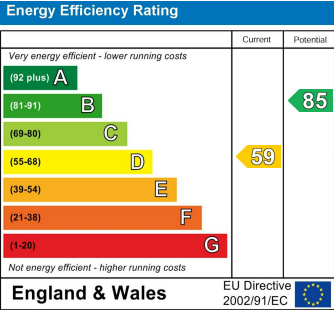
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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to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