

HoldenCopley

PREPARE TO BE MOVED

Collingwood Road, Long Eaton, Derbyshire NG10 1DU

Guide Price £200,000 - £210,000

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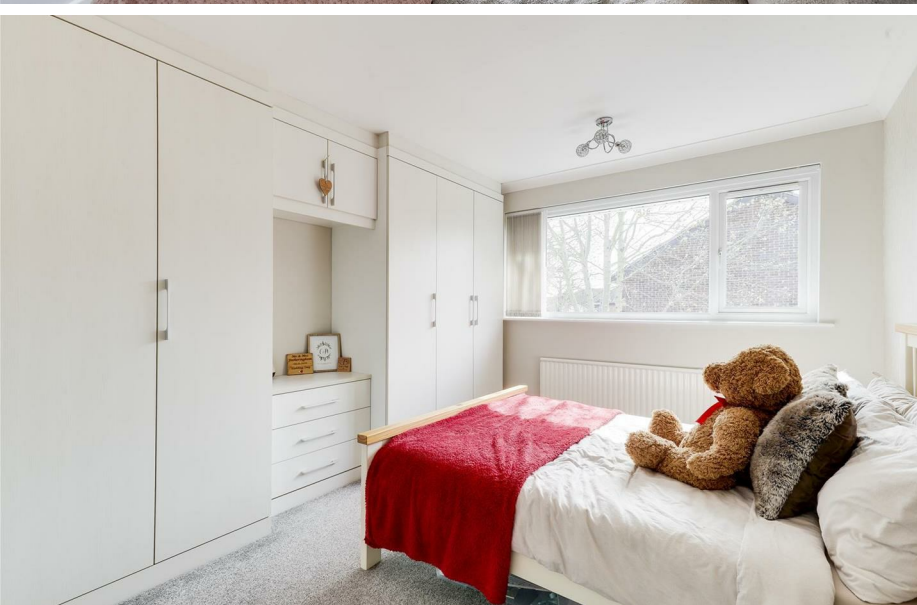
GUIDE PRICE £200,000 - £210,000

IDEAL FOR FIRST-TIME BUYERS...

This well-presented three-bedroom mid-terraced home is move-in ready and situated in a popular location, close to schools, local shops, and a wide range of amenities. With excellent transport links, including easy access to the M1 motorway and is walking distance to the train station. The ground floor features a welcoming entrance hall leading to a bright and spacious reception room. The modern kitchen diner serves as the heart of the home, providing the perfect space for cooking and entertaining. A ground-floor W/C adds extra practicality. Upstairs, there are two double bedrooms, a comfortable single bedroom, and a three-piece bathroom suite. Externally, the property benefits from on-street parking and a front garden area. To the rear, the enclosed garden features two patio seating areas and a lawn, making it a great outdoor space to enjoy. The garden also provides an access point leading to an off-road parking space for one car.

MUST BE VIEWED!





- Mid-Terraced House
- Three Bedrooms
- Reception Room
- Modern Kitchen Diner
- Ground Floor W/C
- Three-Piece Bathroom Suite
- Off-Road Parking
- Well-Presented Throughout
- Popular Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

18'3" x 5'10" (5.57 x 1.79)

The entrance hall has laminate wood-effect flooring, carpeted stairs, a radiator and a single composite door providing access into the accommodation.

Cloak Room

5'2" x 2'7" (1.59 x 0.80)

The cloak room has laminate wood-effect flooring and ample storage space.

W/C

5'6" x 2'6" (1.68 x 0.78)

This space has a low level flush W/C, a wash basin with a tiled splash back, a radiator and wood-effect flooring, and a UPVC double-glazed obscure window to the front elevation.

Living Room

13'3" x 11'4" (4.05 x 3.47)

The living room has laminate wood-effect flooring, a radiator, wooden ceiling beams, a feature fireplace with an brick surround and a UPVC double-glazed window to the front elevation.

Kitchen

17'5" x 9'5" (5.31 x 2.89)

The Kitchen has a range of fitted base and wall units with worktops, a composite sink with a drainer and swan neck mixer tap, space for a washing machine, dishwasher and cooker, partially tiled walls, a radiator, wood-effect flooring, a UPVC double-glazed window to the rear elevation and sliding apatio doors opening out to the rear garden.

Pantry

5'10" x 2'7" (1.79 x 0.80)

The pantry has wood-effect flooring and ample storage space.

FIRST FLOOR

Landing

11'5" x 6'10" (3.48 x 2.10)

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

Master Bedroom

13'5" x 11'6" (4.11 x 3.52)

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

Bedroom Two

12'9" x 10'6" (3.91 x 3.21)

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

Bedroom Three

9'1" x 6'11" (2.77 x 2.11)

The third bedroom has wood-effect flooring, a radiator, an in-built storage area and a UPVC double-glazed window to the front elevation.

Bathroom

6'7" x 5'6" (2.03 x 1.68)

The bathroom has a concealed low level dual flush W/C, a vanity storage unit with a wash basin, a panelled bath with an electric shower fixture, a heated towel rail, partially tiled walls, tiled flooring and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front of the property is access to on-street parking, a garden area with a potential for a lawn, a pathway leading to the front door, and hedge borders.

Rear

To the rear of the property is an enclosed garden with a paved patio seating area, a lawn, a concrete patio area, a shed and fence panelling boundaries with an access point leading to off-road parking 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

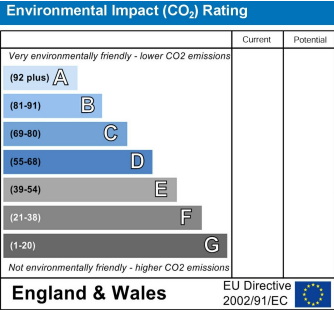
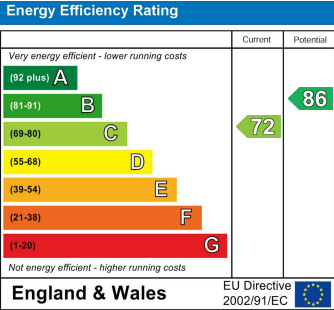
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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to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

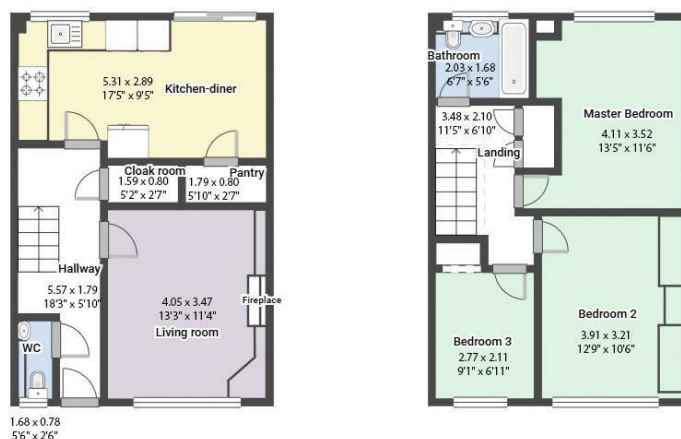
Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available 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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