

HoldenCopley

PREPARE TO BE MOVED

Breedon Street, Long Eaton, Nottinghamshire NG10 4EW

Offers Over £275,000 - £300,000

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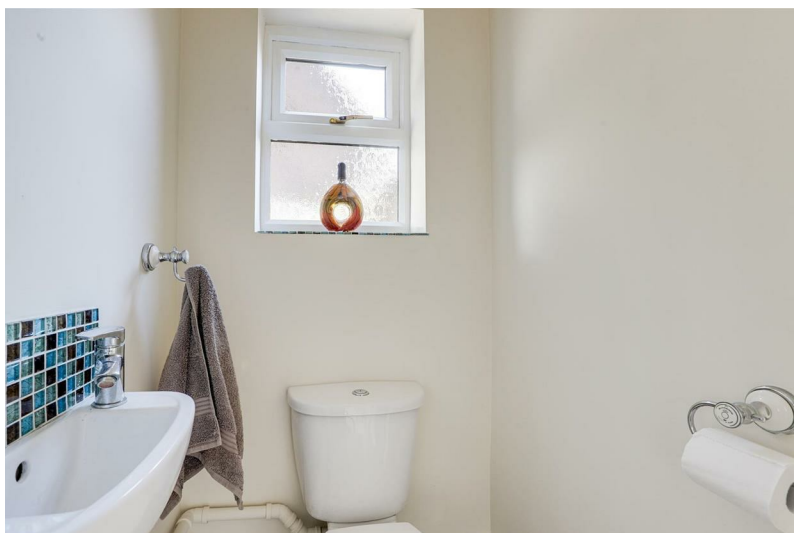


GUIDE PRICE £275,000 - £300,000

WELL PRESENTED THROUGHOUT...

This well-presented three-bedroom semi-detached home offers deceptively spacious accommodation, making it an ideal choice for anyone looking to move straight in. Situated in a popular and well-connected location, the property is within close proximity to a range of local amenities, excellent transport links, and great school catchments. The ground floor comprises an entrance hall, a bright living room with a feature fireplace, a versatile second reception room complete with a cosy multi-fuel burner, a modern fitted kitchen diner perfect for family meals and entertaining, and a convenient W/C. To the first floor are three well-proportioned bedrooms, including a master with its own en-suite, along with a stylish three-piece family bathroom. Externally, the property offers on-street parking to the front, while to the rear is a south-facing garden featuring a patio area, a lawn, and a useful garden shed—ideal for outdoor relaxation and summer gatherings.

MUST BE VIEWED





- Semi-Detached House
- Three Bedrooms
- Modern Fitted Kitchen
- Two Reception Rooms
- Three Piece Bathroom Suite & En-Suite
- Private South Facing Rear Garden
- Excellent Transport Links
- Close To Local Amenities
- Popular Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

13'1" max x 6'7" (4.01m max x 2.01m)

The entrance hall has a stained glass window to the side elevation, geometric tiled flooring, carpeted stairs, a built-in cupboard, a radiator, coving and a single composite door providing access into the accommodation.

Living Room

13'2" x 12'10" (4.02m x 3.93m)

The living room has a UPVC double-glazed window to the front elevation, wood-effect flooring, a radiator, a TV point, a feature fireplace with a decorative surround and coving.

Reception Room

13'2" x 13'1" (4.03m x 4.01m)

The reception room has a UPVC double-glazed window to the rear elevation, wood-effect flooring, a radiator, a TV point, a recessed chimney breast alcove with a decorative surround and a multi-fuel burner and coving.

Kitchen-Diner

23'10" max x 10'1" (7.28m max x 3.08m)

The kitchen-diner has a range of fitted base and wall units with worktops and a breakfast bar, an integrated double oven and dishwasher, a gas hob with an extractor hood, a sink and a half with a drainer and a swan neck mixer tap, space for an American style fridge-freezer, tiled flooring, a radiator, recessed spotlights, UPVC double-glazed windows to the side and rear elevations and UPVC double French doors providing access out to the garden.

W/C

3'5" x 3'3" (1.05m x 1.00m)

This space has a low level flush W/C, a wall-mounted wash basin with a tiled splashback, tiled flooring, an extractor fan and a UPVC double-glazed obscure window to the rear elevation.

FIRST FLOOR

Landing

29'1" max x 6'5" (8.87m max x 1.97m)

The landing has carpeted flooring, a radiator, a decorative ceiling arch, access into the loft and provides access to the first floor accommodation.

Master Bedroom

13'2" x 12'11" (4.02m x 3.95m)

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

En-Suite

6'6" x 6'3" into shower (2.00m x 1.92m into shower)

The en-suite has a low level concealed flush W/C, a wash basin with fitted storage, a fitted shower enclosure with a mains-fed shower, tiled flooring, a vertical radiator, partially tiled walls, recessed spotlights, an extractor fan and a UPVC double-glazed obscure window to the side elevation.

Bedroom Two

13'5" x 10'0" (4.09m x 3.07m)

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

Bedroom Three

11'9" x 10'2" (3.59m x 3.12m)

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

Bathroom

7'10" x 5'3" (2.40m x 1.61m)

The bathroom has a low level concealed flush W/C, a wash basin with fitted storage, a fitted panelled bath with a mains-fed shower and a glass shower screen, tiled flooring, a vertical radiator, partially tiled walls, recessed spotlights, an extractor fan and an obscure window to the side elevation.

OUTSIDE

Front

To the front is on street parking.

Rear

To the rear is a private south-facing garden with a fence panelled boundary, a paved patio, a lawn, slate chippings and a shed.

ADDITIONAL INFORMATION

- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Gas Central Heating – Connected to Mains Supply
- Septic Tank – No
- Broadband Speed - Ultrafast - 1800 Mbps (Highest available download speed) 220 Mbps (Highest available upload speed)
- Phone Signal – All 4G, most 5G & some 3G available
- Sewage – Mains Supply
- Flood Risk – No flooding in the past 5 years
- Very low risk of flooding
- Non-Standard Construction – No
- Any Legal Restrictions – No
- 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.

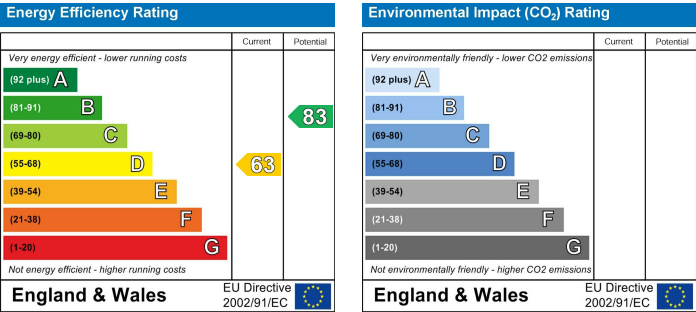
The vendor has advised the following:
Property Tenure is Freehold
Service Charge in the year marketing commenced (£PA): £142

The information regarding service charge has been obtained from the vendor. HoldenCopley have checked the most recent statement for the service charge and have obtained the lease length via the Land registry.
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 information will be confirmed by your solicitor via the management pack and Landlord pack where applicable. We strongly recommended that you contact your solicitor before entering into negotiations to confirm the accuracy of information.

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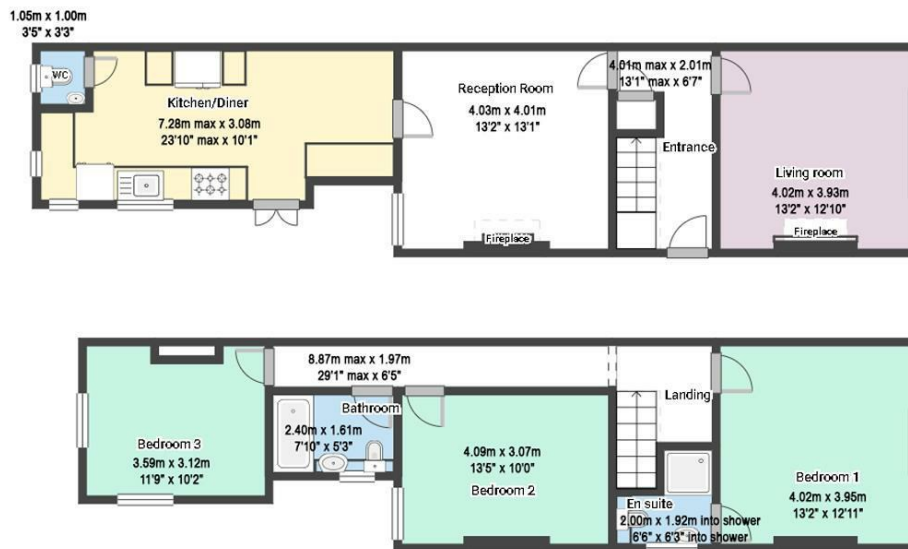
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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



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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

www.holdencopley.co.uk

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