

# HoldenCopley

PREPARE TO BE MOVED

Nelson Street, Long Eaton, Derbyshire NG10 1DB

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Guide Price £150,000 - £160,000

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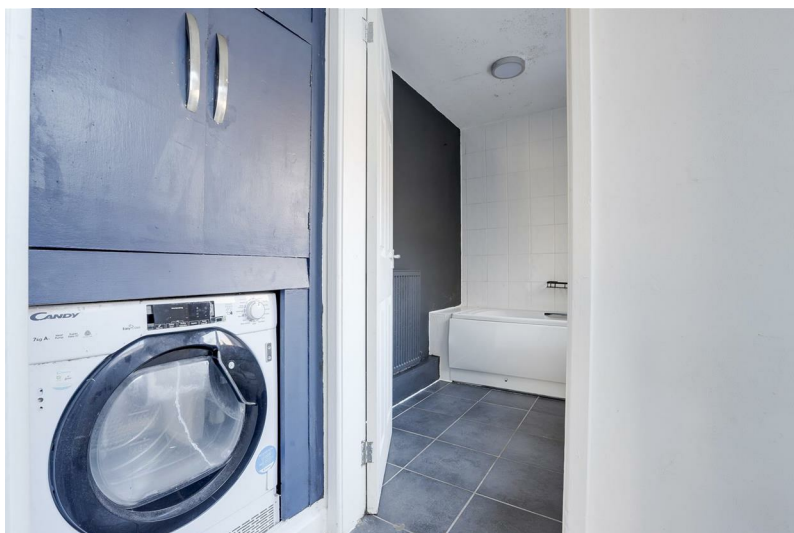
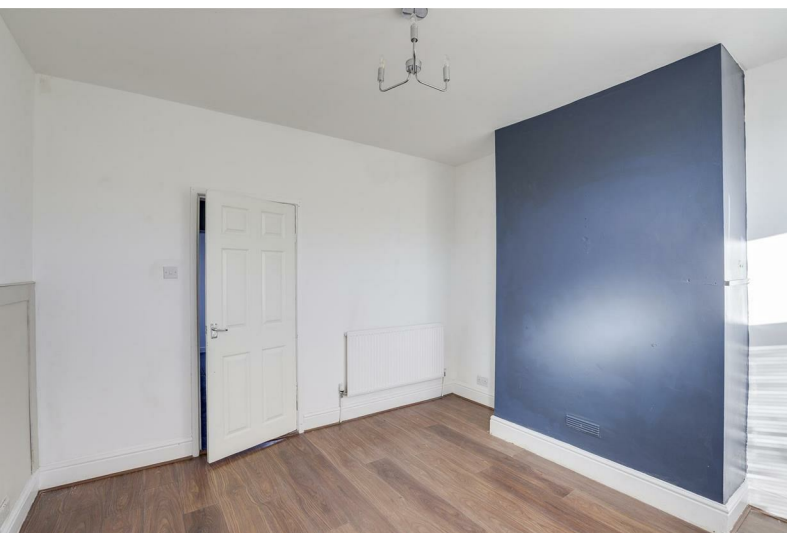


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NO UPWARD CHAIN...

Nestled within a popular residential area, this semi-detached property offers a fantastic opportunity for those seeking convenient living with excellent transport links and easy access to local amenities. The ground floor features a bright and welcoming living room, enhanced by a beautiful bay window that floods the space with natural light. A fitted kitchen provides ample storage and workspace, while the three-piece bathroom suite completes the downstairs layout. To the first floor, you'll find two well-proportioned bedrooms, offering comfortable accommodation for individuals, couples or small families. Externally, the home boasts a small courtyard to the front and gated access leading to the rear. The rear garden is a true highlight – fully enclosed and thoughtfully laid out with patio seating areas, a well-maintained lawn, gravelled borders, and a secure fence panelled boundary, providing a private and pleasant outdoor space to enjoy.

MUST BE VIEWED





- Semi Detached House
- Two Bedrooms
- Living Room
- Fitted Kitchen
- Three-Piece Bathroom Suite
- Enclosed Rear Garden
- Popular Location
- Excellent Transport Links
- No Upward Chain
- Must Be Viewed











GROUND FLOOR

Living Room

13'1" x 11'10" (max) (3.99m x 3.62m (max))  
The living room has a UPVC double glazed bay window to the front elevation, a radiator, wood-effect flooring, and UPVC door providing access into the accommodation.

Kitchen

8'10" x 8'5" (2.70m x 2.58m )  
The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink with a mixer tap and drainer, an integrated oven, ceramic hob and extractor fan, space and plumbing for a washing machine, an in-built cupboard, tiled splash back, tiled flooring, and a UPVC double glazed window to the rear elevation.

Back Entrance

6'2" x 2'8" (1.88m x 0.83m )  
The rear entrance has an in-built cupboard, space and plumbing for a washing machine, tiled flooring, and a UPVC door opening out to the rear garden.

Bathroom

7'8" x 6'2" (2.35m x 1.89m )  
The bathroom has a UPVC double glazed obscure window to the side elevation, a low level flush W/C, a pedestal wash basin, a panelled bath with a handheld shower fixture and a shower screen, an extractor fan, a radiator, partially tiled walls and tiled flooring.

FIRST FLOOR

Stairs

8'6" x 2'7" (2.60m x 0.80m )  
The stairs have carpeted flooring, access into the loft, and access to the first floor accommodation.

Bedroom One

11'10" x 11'3" (max) (3.62m x 3.44m (max))  
The first bedroom has a UPVC double glazed window to the front elevation, a radiator, and carpeted flooring.

Bedroom Two

8'10" x 8'6" (max) (2.71m x 2.60m (max))  
The second bedroom has a UPVC double glazed window to the rear elevation, a radiator, and carpeted flooring.

OUTSIDE

Front

To the front of the property is a small courtyard, and gated access to the rear garden.

Rear

To the rear of the property is an enclosed garden with small patio seating areas, a lawn, gravelled borders, and a fence panelled boundary.

ADDITIONAL INFORMATION

Electricity – Mains Supply  
Water – Mains Supply  
Heating – Gas Central Heating – Connected to Mains Supply  
Septic Tank – No  
Broadband – Fibre  
Broadband Speed - Ultrafast Download Speed 1800Mbps and Upload Speed 220Mbps  
Phone Signal – Good coverage of Voice, 4G - Some coverage of 3G & 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

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.

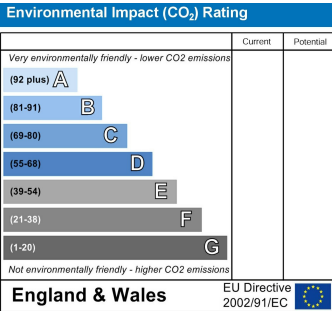
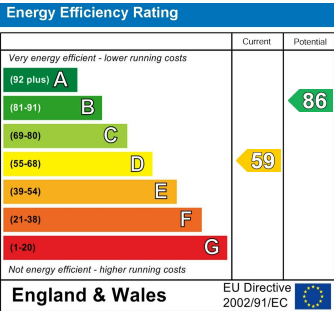
The vendor has advised the following:  
Property Tenure is Freehold

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.

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

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.

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# Nelson Street, Long Eaton, Derbyshire NG10 IDB

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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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