

HoldenCopley

PREPARE TO BE MOVED

Grange Road, Long Eaton, Derbyshire NG10 2EH

Guide Price £260,000 - £270,000

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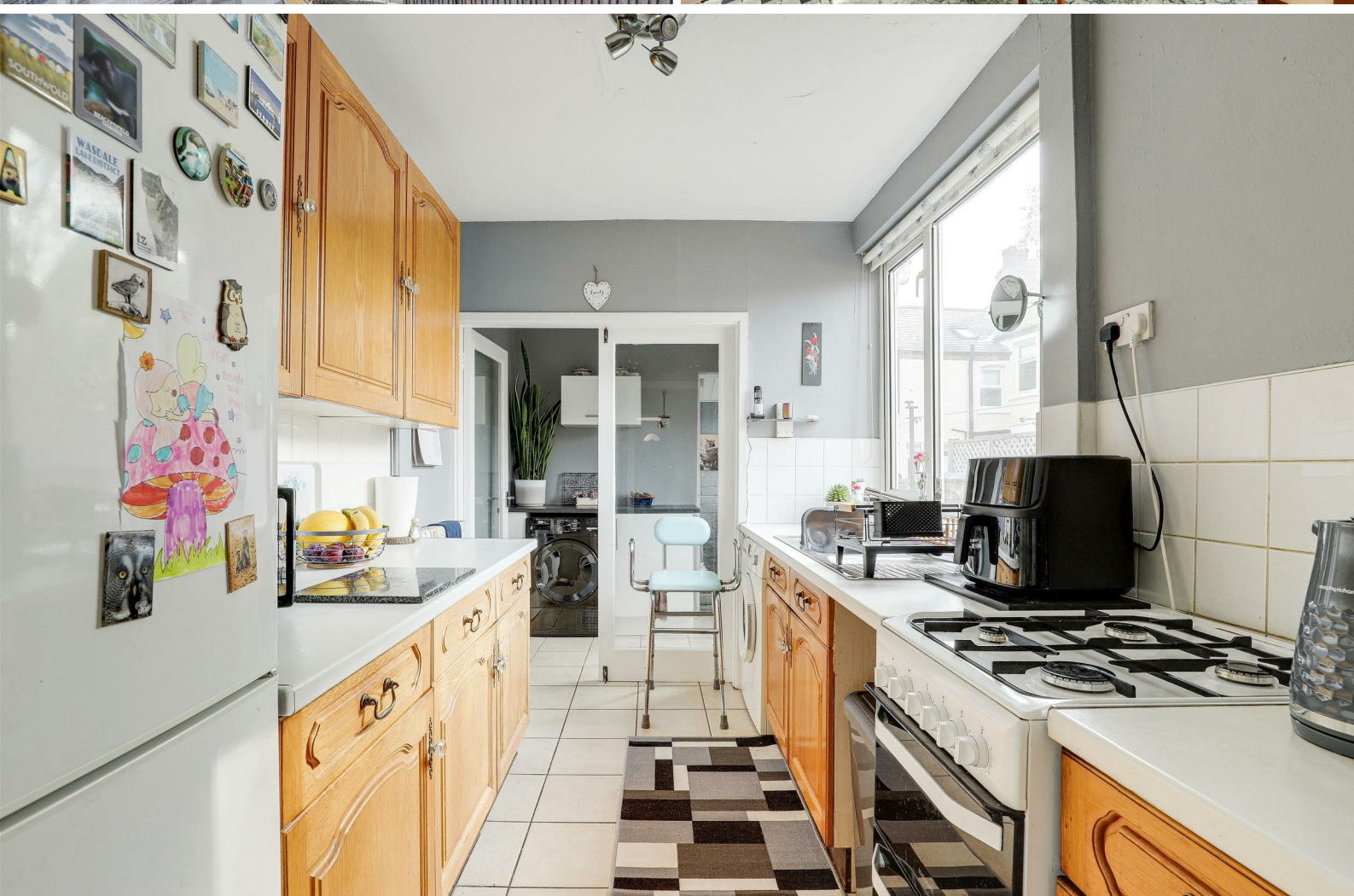


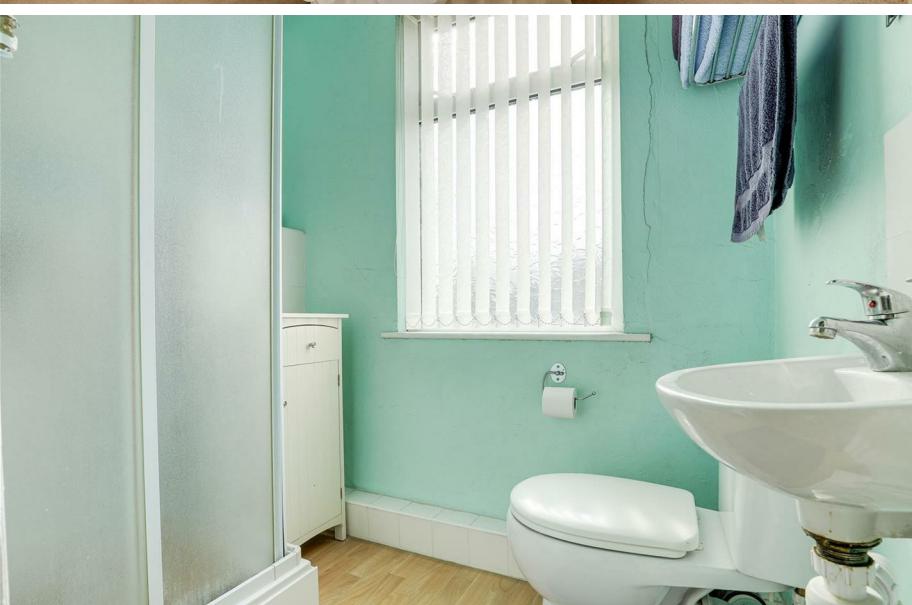
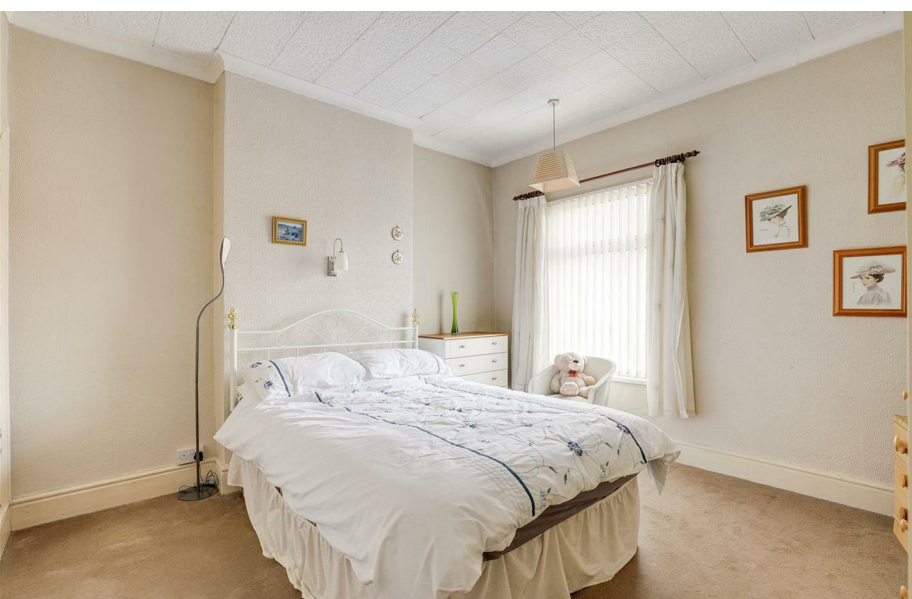
GUIDE PRICE - £260,000 - £270,000

SEMI DETACHED HOUSE...

This three-bedroom semi-detached Victorian property is ideally located in the heart of Long Eaton, offering a perfect balance of original charm and contemporary living. This property is well-presented throughout and would make the perfect purchase for a range of buyers, including growing families and first-time buyers alike. The accommodation comprises a spacious living room with a feature fireplace and access to the dining room, creating a versatile open-plan feel. To the rear is a modern fitted kitchen benefiting from double French doors leading into a useful utility area, which in turn provides access to a ground floor W/C. Upstairs offers three well-proportioned bedrooms serviced by a modern three-piece bathroom suite. To the front of the property is a small, low-maintenance courtyard, a driveway leading to a garage, and gated access to the rear. The rear garden is enclosed and private, featuring a variety of mature plants, shrubs, and trees, an outdoor tap, courtesy lighting, a shed for additional storage, and a fence panelled and brick wall boundary for extra privacy.

MUST BE VIEWED





- Semi Detached House
- Three Bedrooms
- Living Room
- Dining Room
- Fitted Kitchen & Utility Room
- Three-Piece Bathroom Suite & Ground Floor W/C
- Garage & Driveway
- Enclosed Rear Garden
- Popular Location
- Must Be Viewed





GROUND FLOOR

Living Room

11'11" x 12'3" (3.64m x 3.75m)

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

Dining Room

12'5" x 11'11" (3.81m x 3.65m)

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

Kitchen

10'4" x 7'1" (3.17m x 2.17m)

The kitchen has a range of fitted base and wall units, with worktops, a stainless steel sink with a mixer tap and drainer, space for a freestanding cooker, space and plumbing for a washing machine, space for a fridge freezer, a radiator, tiled splashback, tiled flooring, a UPVC double glazed window to the side elevation, and double French doors opening into the utility room.

Utility Room

5'1" x 7'6" (1.55m x 2.29m)

The utility room has a fitted base and wall unit with a worktop, space and plumbing for a washing machine, tiled flooring, and a UPVC door opening to the rear garden.

W/C

2'11" x 4'10" (0.89m x 1.49m)

This space has a UPVC double glazed window to the side elevation, a low level flush W/C, and carpeted flooring.

FIRST FLOOR

Landing

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

Bedroom One

11'11" x 12'0" (3.65m x 3.66m)

The first bedroom has a UPVC double glazed window to the front elevation, a radiator, an in-built cupboard, and carpeted flooring.

Bedroom Two

12'5" x 9'0" (3.79m x 2.75m)

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

Bedroom Three

7'3" x 9'0" (2.22m x 2.76m)

The third bedroom has a UPVC double glazed window to the rear elevation, a wrought iron feature fireplace, a wall-mounted boiler, and carpeted flooring.

shower room

4'2" x 6'7" (1.29m x 2.03m)

The shower room has a UPVC double glazed obscure window to the rear elevation, a low level flush W/C, a wall-mounted wash basin, a shower enclosure with a wall-mounted shower fixture, a wall-mounted heater, an extractor fan, and wood-effect flooring.

OUTSIDE

Front

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

Garage

The garage has ample storage, and an up-and-over door opening to the driveway.

Rear

To the rear of the property is an enclosed garden with an outside tap, courtesy lighting, various established plants, shrubs, bushes and trees, a shed, and a fence panelled with a brick wall 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 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.

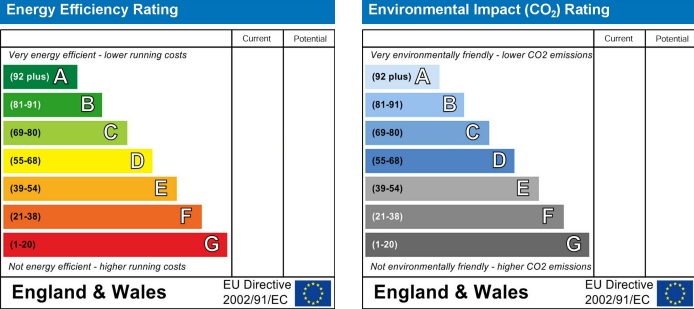
The vendor has advised the following:
Property Tenure is Freehold

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.

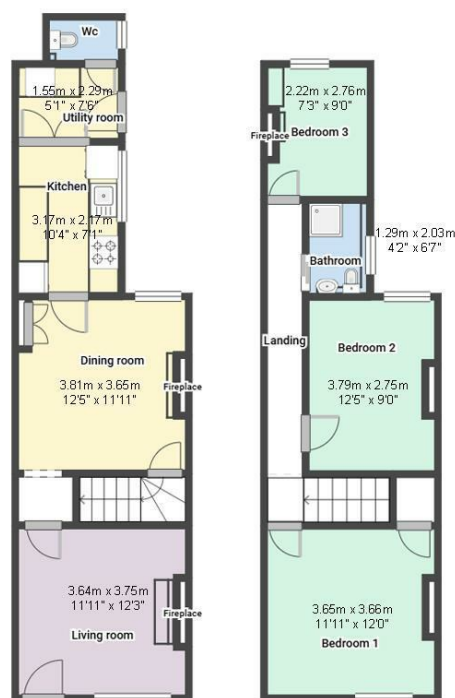
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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

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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