

HoldenCopley

PREPARE TO BE MOVED

Roosevelt Avenue, Long Eaton, Derbyshire NG10 3GE

£220,000

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NO UPWARD CHAIN...

Located in a popular and well-connected area, and offered to the market with no upward chain, this charming two-bedroom semi-detached house offers the perfect opportunity for a variety of buyers. With easy access to a range of local amenities including shops, schools, and excellent transport links, this property perfectly combines comfort with convenience. Internally, the ground floor boasts a spacious living and dining room, featuring an exposed brick fireplace with a decorative surround, adding character and warmth to the space. Double French doors seamlessly lead into a bright conservatory, creating a wonderful flow for everyday living and entertaining. Completing the ground floor is a fitted kitchen, offering ample storage, included appliances, and convenient side access. Upstairs, the property benefits from two generously-sized double bedrooms, both offering fitted storage solutions. The master bedroom further enjoys the luxury of a walk-in closet. These are serviced by a modern three-piece shower suite. Outside, the property has a low-maintenance enclosed front garden with a paved pathway and gated access leading to the rear. To the rear is a private, enclosed garden complete with a lawned area, a paved patio ideal for outdoor seating, and a decorative gravelled section, perfect for enjoying the warmer months.

MUST BE VIEWED





- Semi-Detached House
- Two Double Bedrooms
- Two Reception Rooms
- Feature Exposed Brick Fireplace
- Fitted Kitchen
- Conservatory
- Three Piece Bathroom Suite
- Ample Fitted Storage Space
- Private Enclosed Garden
- Must Be Viewed





GROUND FLOOR

Entrance Hall

4*2" x 3*8" (max) (1.29m x 1.13m (max))

The entrance hall has wooden flooring, carpeted stairs, in-built overhead cupboards, and a single composite door providing access into the accommodation.

Living/Dining Room

23*11" x 12*7" (max) (7.30m x 3.85m (max))

The living/dining room has wooden flooring, a feature exposed brick fireplace with a decorative surround and a hearth, partially wood panelled walls, a radiator, coving to the ceiling, two UPVC double-glazed windows to the front and rear elevations, and double French doors leading into the conservatory.

Conservatory

9*8" x 8*0" (2.97m x 2.46m)

The conservatory has tiled flooring, a UPVC double-glazed window roof, UPVC double-glazed windows to the rear elevation, and double French doors leading out to the rear elevation.

Kitchen

22*2" x 5*4" (6.77m x 1.65m)

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a sink with a mixer tap and a drainer, a freestanding cooker with an extractor fan, an undercounter fridge and freezer, space and plumbing for a washing machine, tiled flooring, partially tiled walls, a radiator, recessed spotlights, two UPVC double-glazed windows to the rear and side elevations, and a single UPVC door leading out to the side of the property.

FIRST FLOOR

Landing

9*11" x 6*3" (max) (3.04m x 1.91m (max))

The landing has carpeted and wood-effect flooring, a radiator, a UPVC double-glazed window to the side elevation, access to the loft, and provides access to the first floor accommodation.

Master Bedroom

12*2" x 11*0" (3.72m x 3.36m)

The main bedroom has carpeted flooring, fitted wardrobes, a radiator, a UPVC double-glazed window to the front elevation, and access to the walk-in-closet.

Walk-In-Closet

3*11" x 3*2" (1.20m x 0.97m)

The walk-n-closet has wood-effect flooring, fitted storage cupboards, and a UPVC double-glazed window to the front elevation.

Bedroom Two

11*3" x 9*5" (max) (3.44m x 2.88m (max))

The second bedroom has carpeted flooring, an open storage alcove with shelves, a radiator, and a UPVC double-glazed window to the rear elevation.

Bathroom

7*11" x 6*2" (max) (2.42m x 1.88m (max))

The bathroom has a concealed low level dual flush W/C, a vanity style washbasin with a mixer tap, a shower enclosure with a wall-mounted rainfall and handheld shower fixture, wooden flooring, tiled flooring, a radiator, a chrome heated towel rail, fitted overhead storage cupboards, and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front of the property is a paved walkway, a plated area, gated access to the rear, and fence panelled boundaries.

Rear

To the rear of the property is a private enclosed garden with a paved patio seating area, a lawned area, a gravelled area, a storage shed, and boundaries made up of fence panelling and hedges.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas 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 – Some 5G and all 4G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Medium risk of rivers and seas flooding

Very low risk of surface water 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.

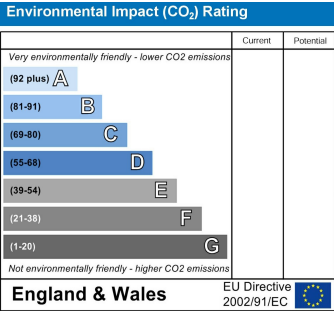
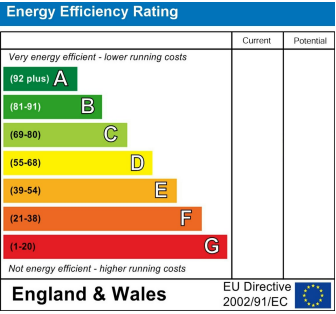
The vendor has advised the following:

Property Tenure is Freehold.

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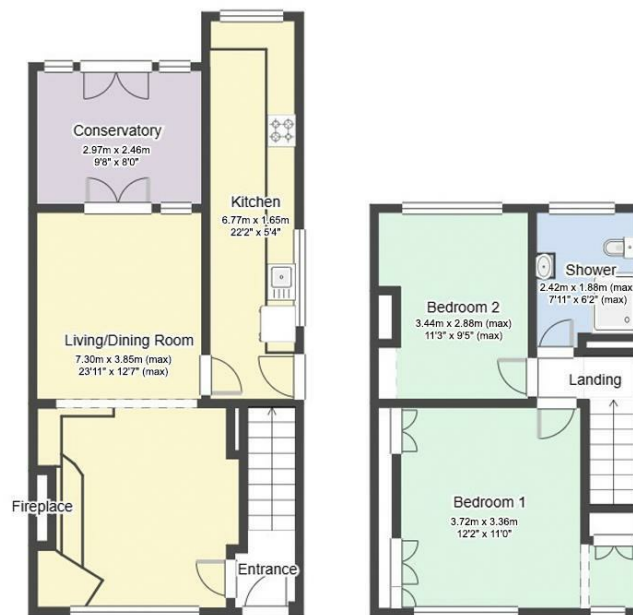
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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