

# HoldenCopley

PREPARE TO BE MOVED

Station Road, Long Eaton, Derbyshire NG10 2EE

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Guide Price £125,000 - £135,000



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NO UPWARD CHAIN...

This two-bedroom mid-terrace house presents a fantastic opportunity for those looking to add value and put their own stamp on a property. Offered to the market with no upward chain, this home is perfectly positioned close to a range of local amenities including shops, schools, and excellent commuting links, making it an ideal choice for investors or first-time buyers willing to take on a project. Inside, the ground floor comprises two reception rooms, providing versatile living spaces. To the rear, a fitted kitchen offers potential for modernisation. Additionally, there is a cellar, offering valuable storage space. Upstairs, the property features two double bedrooms and a three-piece bathroom suite. Outside, to the front is access to on-street parking, while to the rear, a patio seating area leads to a generously sized garden with a lawn bordered by plants and shrubs, as well as a handy storage shed.

MUST BE VIEWED!







- Mid-Terrace House
- Two Double Bedrooms
- Two Reception Rooms
- Fitted Kitchen
- Three-Piece Bathroom Suite
- Cellar
- On-Street Parking
- Plenty Of Potential
- No Upward Chain
- Popular Location











GROUND FLOOR

Living Room

12'5" x 10'9" (max) (3.80m x 3.28m (max))

The living room has carpeted flooring, a radiator, ceiling coving, a panelled wall with a feature fireplace and a UPVC double-glazed window to the front elevation.

Dining Room

16'4" x 10'9" (max) (4.99m x 3.29m (max))

The dining room has carpeted flooring, a fireplace, fitted storage cupboards, access to the cellar and a UPVC double-glazed window to the rear elevation.

Kitchen

19'0" x 5'11" (max) (5.80m x 1.81m (max))

The kitchen has range of fitted base and wall units with rolled-edge worktops, a sink with a drainer and a mixer tap, an integrated oven & gas hob, a wall-mounted boiler, partially tiled walls, a radiator, tiled flooring, three UPVC double-glazed windows to the side and rear elevations and a single UPVC door providing access to the rear garden.

FIRST FLOOR

Landing

16'5" x 7'6" (max) (5.01m x 2.31m (max))

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

Master Bedroom

12'5" x 10'9" (max) (3.80m x 3.30m (max))

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

Bedroom Two

13'0" x 7'7" (max) (3.97m x 2.33m (max))

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

Bathroom

9'11" x 5'10" (max) (3.04m x 1.79m (max))

The bathroom has a concealed low level dual flush W/C, a vanity storage unit with a wash basin, a shower enclosure with a shower fixture, tiled walls, a radiator, an in-built storage cupboard, exposed flooring and a UPVC double-glazed obscure window to the side elevation.

OUTSIDE

Front

To the front of the property is access to on-street parking.

Rear

To the rear garden is a patio seating area, a lawn, plants and shrubs, a shed, fence panelling and brick-wall boundaries.

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 & some coverage of 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.

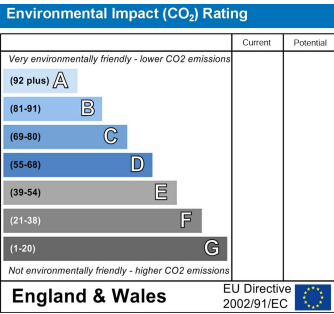
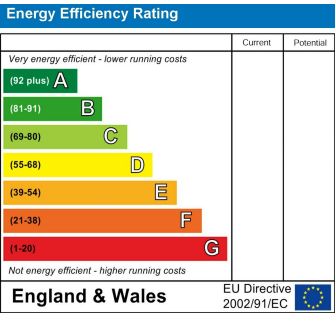
The vendor has advised the following:

Property Tenure is Freehold

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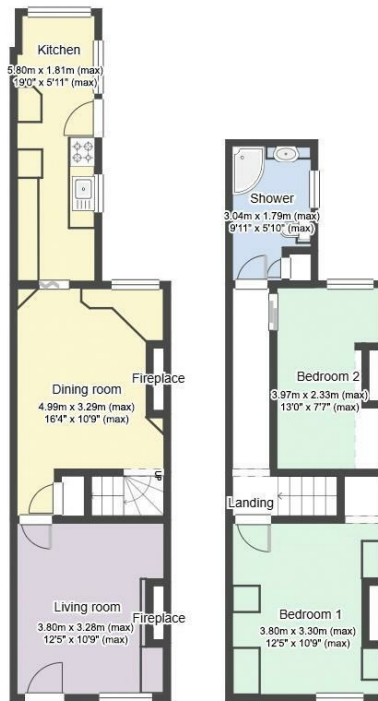
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

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](mailto:longeatonoffice@holdencopley.co.uk)

[www.holdencopley.co.uk](http://www.holdencopley.co.uk)

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