

HoldenCopley

PREPARE TO BE MOVED

Thorneywood Road, Long Eaton, Derbyshire NG10 2DY

Guide Price £220,000 - £240,000

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NO UPWARD CHAIN...

This three-bedroom semi-detached Victorian property offers a wealth of space and charm, making it a perfect opportunity for any growing family or investor looking to put their own stamp on a home. Situated in a sought-after location within Long Eaton, this property is just a stone's throw away from excellent transport links, local amenities, and reputable school catchments. Internally, the accommodation spans across two floors and boasts a generous layout throughout. To the ground floor, you are welcomed by an entrance hall leading into a bay-fronted living room, a separate dining room, a galley-style kitchen, and a ground-floor shower suite. Upstairs, the first floor hosts three well-proportioned bedrooms, all serviced by a three-piece family bathroom, along with plenty of built-in storage space. Outside to the front, there is ample on-street parking, while to the rear, you'll find a beautifully maintained and substantial garden featuring a patio seating area, a large lawn, and access to an outdoor store – ideal for anyone who enjoys outdoor living.

MUST BE VIEWED





- Victorian Semi-Detached House
- Three Bedrooms
- Two Reception Rooms With Fireplaces
- Galley-Style Kitchen
- Ground Floor Shower Suite & First Floor Bathroom
- Ample Storage Space
- Lovely Private Garden
- Modern Worcester Boiler
- Popular Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

12'7" x 5'11" (max) (3.86m x 1.81m (max))

The entrance hall has carpeted flooring, a radiator, an in-built under-stair cupboard, coving to the ceiling, a single-glazed window to the side elevation, and a single door providing access into the accommodation.

Living Room

14'1" x 12'8" (max) (4.31m x 3.87m (max))

The living room has a single-glazed bay window to the front elevation, carpeted flooring, coving to the ceiling, a ceiling rose, a picture rail, a radiator, a TV point, and a feature fireplace with a decorative surround.

Dining Room

16'2" x 12'7" (max) (4.93m x 3.85m (max))

The dining room has a single-glazed window to the side and rear elevation, carpeted flooring, a feature fireplace with a decorative surround, coving to the ceiling, and a radiator.

Kitchen

12'3" x 7'10" (3.75m x 2.41m)

The kitchen has a range of fitted base and wall units with a rolled-edge worktops, a sink and a half with a mixer tap and drainer, a freestanding cooker, fridge freezer and washing machine, tiled flooring, partially tiled walls, a radiator, a single-glazed window to the side elevation, and a single door providing access to the garden.

Corridor

4'8" x 4'1" (max) (1.44m x 1.25m (max))

This space has an in-built cupboard and coving to the ceiling.

Shower Suite

8'2" x 3'0" (2.51m x 0.92m)

This space has a low level dual flush WC, a pedestal wash basin, a shower enclosure with a wall-mounted electric shower fixture, a radiator, partially tiled walls, grab handles, coving to the ceiling, and a UPVC double-glazed obscure window to the rear elevation.

FIRST FLOOR

Landing

26'2",111'6" x 8'10" (max) (8.34m x 2.71m (max))

The landing has carpeted flooring, in-built sliding door storage cupboards, access to the loft, and provides access to the first floor accommodation.

Bedroom One

12'7" x 11'7" (max) (3.86m x 3.55m (max))

The first bedroom has a single-glazed window to the front elevation, carpeted flooring, a radiator, an in-built storage cupboard, and coving to the ceiling.

Storage Cupboard

3'3" x 3'2" (1.01m x 0.98m)

The cupboard has a single-glazed window and wood-panelled walls.

Bedroom Two

12'8" x 9'8" (max) (3.87m x 2.97m (max))

The second bedroom has a single-glazed window to the rear elevation, carpeted flooring, coving to the ceiling, a radiator, and an in-built wardrobe.

Bedroom Three

12'1" x 8'0" (max) (3.70m x 2.44m (max))

The third bedroom has a single-glazed window to the rear elevation, carpeted flooring, ceiling tiles, a wall-mounted Worcester boiler, and a radiator.

Bathroom

9'4" x 4'11" (2.86m x 1.51m)

The bathroom has a low level dual flush WC, a pedestal wash basin, a *P*-shaped bath with a mains-fed shower and a curved shower screen, tiled flooring, partially tiled walls, a chrome heated towel rail, and a single-glazed window to the side elevation.

OUTSIDE

Front

To the front of the property is on-street parking and side gated access to the rear garden.

Rear

To the rear of the property is a private enclosed garden with a stone paved patio area, an outdoor tap, a lawn, a patio pathway, a range of mature trees, plants and shrubs, fence panelled boundaries, and access to outdoor storage.

Outside Storage

4'1" x 3'5" (1.26m x 1.06m)

ADDITIONAL INFORMATION

- Broadband Networks Available - Openreach, Virgin Media
- Broadband Speed - Ultrafast available - 1800 Mbps (download) 220 Mbps (upload)
- Phone Signal – Good 4G / 5G coverage
- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Gas Central Heating – Connected to Mains Supply
- Septic Tank – No
- Sewage – Mains Supply
- Flood Risk – No flooding in the past 5 years+
- Flood Risk Area - Very low risk
- Non-Standard Construction – No
- Any Legal Restrictions – TBC
- Other Material Issues – TBC

DISCLAIMER

Under The Estate Agency Act, we wish to notify all prospective buyers that this property is being sold by a family member of an HoldenCopley employee.

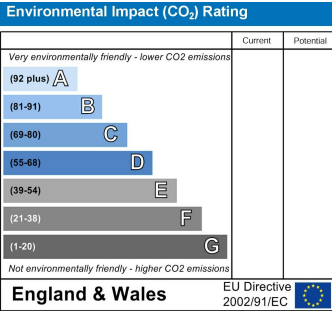
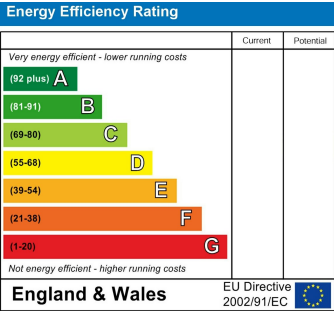
Council Tax Band Rating - Erewash Borough Council - Band B
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold

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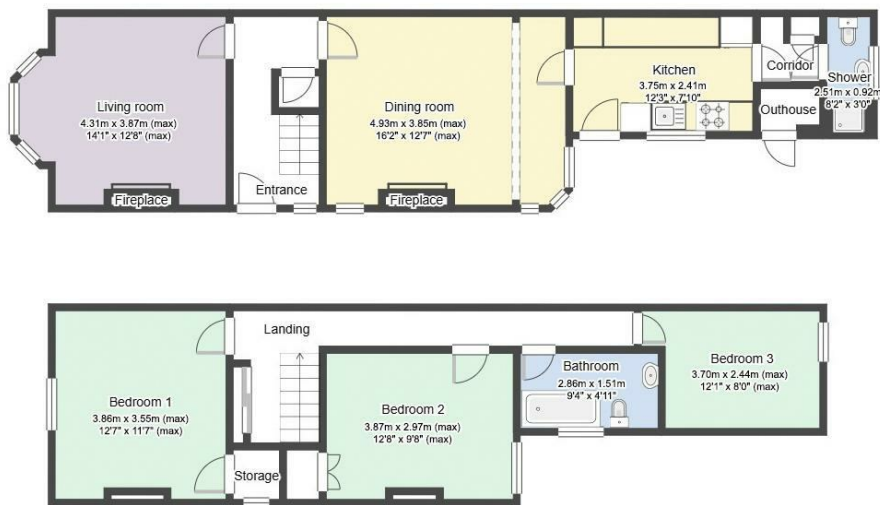
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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