

HoldenCopley

PREPARE TO BE MOVED

Curzon Street, Long Eaton, Nottinghamshire NG10 4FG

£240,000

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NO UPWARD CHAIN...

This deceptively spacious three-bedroom detached house offers an exciting opportunity for anyone looking to put their own stamp on a property. This home is bursting with potential and would be ideally suited to a range of buyers – from investors and developers to families or first-time buyers eager to take on a renovation project. Situated in a popular and well-connected location, the property is just a stone's throw from a range of local shops, great schools, and boasts superb access to major transport links, making it convenient for commuting to both Derby and Nottingham. Internally, the ground floor comprises an entrance, a dining room, a living room, a fitted kitchen, a four-piece family bathroom, and a separate utility room offering plenty of scope for reconfiguration. Upstairs, the first floor benefits from three bedrooms and a separate W/C, making it a flexible space for family living. Outside, the property has on-street parking to the front, while to the rear you'll find a private garden featuring a paved patio area and a lawn – a perfect blank canvas for landscaping or outdoor entertaining. Offered to the market with no upward chain, this is an opportunity to acquire a detached home with excellent proportions and plenty of scope to add value.

MUST BE VIEWED





- Detached House
- Three Bedrooms
- Two Reception Rooms
- Well Appointed Fitted Kitchen & Utility Room
- Ground Floor Bathroom
- First Floor W/C
- Private Enclosed Rear Garden
- Popular Location
- No Upward Chain
- Must Be Viewed





GROUND FLOOR

Entrance

4'3" x 2'10" (1.32m x 0.87m)

The entrance has carpeted flooring, coving and a single door providing access into the accommodation.

Dining Room

13'5" x 13'5" (max) (4.11m x 4.10m (max))

The dining room has a double-glazed window to the front elevation, carpeted flooring, two radiators, a gas fireplace, coving and a ceiling rose.

Living Room

13'5" x 13'5" (max) (4.11m x 4.11m (max))

The living room has double-glazed windows to the side and rear elevation, carpeted flooring, a radiator, a built-in cupboard, a gas fireplace with a limestone surround, wall-mounted light fixtures, coving and a ceiling rose.

Kitchen

11'0" x 8'3" (max) (3.36m x 2.52m (max))

The kitchen has a range of fitted base and wall units with worktops, an integrated double oven, a hob with an extractor hood, a stainless steel sink with a drainer and a swan neck mixer tap, tiled flooring, partially tiled walls, coving and a double-glazed window to the side elevation.

Bathroom

8'1" x 7'10" (max) (2.47m x 2.39m (max))

The bathroom has a low level concealed flush W/C, a vanity style wash basin, a fitted panelled bath, a fitted shower enclosure with a mains-fed shower, partially tiled walls, a heated towel rail, an extractor fan, recessed spotlights and a double-glazed obscure window to the side elevation.

Utility Room

8'7" x 7'1" (2.62m x 2.16m)

The utility room has space and plumbing for a washing machine and tumble dryer, tile-effect flooring, power points, partially tiled walls and lighting.

FIRST FLOOR

Landing

8'5" x 2'7" (2.57m x 0.80m)

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

Master Bedroom

13'6" x 13'5" (max) (4.13m x 4.11m (max))

The main bedroom has double-glazed windows to the front elevation, carpeted flooring, two radiators, a built-in cupboard and coving.

Bedroom Two

13'5" x 13'5" (max) (4.11m x 4.09m (max))

The second bedroom has double-glazed windows to the side and rear elevation, carpeted flooring, a radiator and coving.

Bedroom Three

10'10" x 8'2" (3.31m x 2.51m)

The third bedroom has a double-glazed window to the side elevation, carpeted flooring, a radiator, a built-in cupboard, access into the W/C and coving.

W/C

6'3" x 2'11" (1.91m x 0.91m)

This space has a low level flush W/C, a pedestal wash basin, carpeted flooring, an extractor fan and coving.

OUTSIDE

Front

To the front is on street parking.

Rear

To the rear is a private garden with a fence panelled boundary, a paved patio, a lawn, mature shrubs and a single wooden gate.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband Speed - Ultrafast - 10000 Mbps (Highest available download speed)

10000 Mbps (Highest available upload speed)

Phone Signal – All 4G, most 5G & some 3G available

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Very low risk of flooding

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

Any shared or communal facilities? shared alley between number 21 & 23 curzon street

DISCLAIMER

Council Tax Band Rating - Erewash Borough Council - Band C

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.

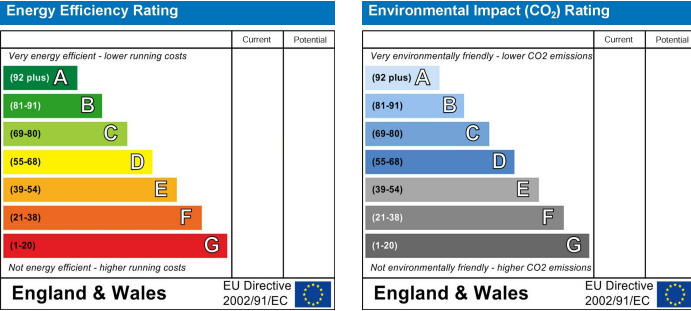
The vendor has advised the following:

Property Tenure is Freehold

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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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