

HoldenCopley

PREPARE TO BE MOVED

Cranmer Street, Long Eaton, Nottinghamshire NG10 1NL

£200,000

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BURSTING WITH POTENTIAL AND NO UPWARD CHAIN...

This three-bedroom semi-detached house is bursting with potential and would make the perfect purchase for a range of buyers, whether you're a first-time buyer, investor, or someone looking to create a forever home. Offered to the market with no upward chain, this property provides the ideal opportunity to put your own stamp on a well-proportioned space in a popular location. To the ground floor, the property benefits from an entrance hall, two generous reception rooms, a kitchen with a handy pantry, a versatile additional room and a convenient ground floor W/C. Upstairs, you'll find three good-sized double bedrooms serviced by a three-piece bathroom suite. Outside, to the front of the property, there is access to on-street parking, while the rear enjoys an enclosed garden with a lawn and established boundaries, a blank canvas ready to be transformed. Situated in a popular residential area, the property is just a short distance from local shops, amenities, schools, and excellent transport links, including close proximity to the M1, making it perfect for commuters.

MUST BE VIEWED





- Semi-Detached House
- Three Double-Bedrooms
- Two Reception Rooms
- Three-Piece Bathroom Suite
- Ground Floor W/C
- Spacious Fitted Kitchen & Separate Pantry
- On-Street Parking
- Enclosed Rear Garden
- Plenty Of Potential
- No Upward Chain





GROUND FLOOR

Entrance Hall

13'11" x 3'7" (max) (4.25m x 1.11m (max))
The entrance hall has carpeted flooring, coving to the ceiling, a radiator, and a UPVC door providing access into the accommodation.

Living Room

14'0" x 12'5" (max) (4.28m x 3.79m (max))
The living room has carpeted flooring, coving to the ceiling, a fireplace with a hearth and decorative surround, and a UPVC double-glazed window to the front elevation.

Dining Room

13'0" x 11'11" (max) (3.98m x 3.65m (max))
The dining room has carpeted flooring, a fireplace with a decorative surround, a radiator, and a UPVC double-glazed window to the rear elevation.

Kitchen

16'10" x 11'0" (max) (5.15m x 3.36m (max))
The kitchen has a range of fitted base and wall units, a stainless steel sink and a half with a swan neck mixer tap, a cooker and extractor fan, a tiled splashback, a wall-mounted boiler, a radiator, an in-built cupboard, two UPVC double-glazed windows to the side elevation, and access to the pantry.

Pantry

8'8" x 3'1" (2.66m x 0.96m)
The pantry has lighting.

W/C

7'2" x 3'3" (2.19m x 1.01m)
This space has a low-level dual flush WC and lighting.

FIRST FLOOR

Landing

19'6" x 5'5" (max) (5.95m x 1.66m (max))
The landing has carpeted flooring, coving to the ceiling, access via a pull-down ladder to the boarded loft with lighting, and provides access to the first-floor accommodation.

Master Bedroom

16'6" x 11'3" (max) (5.05m x 3.44m (max))
The main bedroom has carpeted flooring, a radiator, and two UPVC double-glazed windows to the front elevation.

Bedroom Two

11'10" x 10'9" (max) (3.63m x 3.28m (max))
The second bedroom has carpeted flooring, a radiator, and a UPVC double-glazed window to the rear elevation.

Bedroom Three

11'0" x 9'3" (max) (3.37m x 2.84m (max))
The third bedroom has carpeted flooring, a radiator, and a UPVC double-glazed window to the rear elevation.

Bathroom

7'1" x 6'11" (max) (2.18m x 2.11m (max))
The bathroom has a low-level flush WC, a pedestal wash basin, a walk-in enclosure with a wall-mounted electric shower and handheld shower head, a radiator, partially tiled walls, and a UPVC double-glazed obscure window to the side elevation.

OUTSIDE

Front

To the front of the property is a small, low-maintenance forecourt.

Rear

To the rear of the property is an enclosed garden with a lawn, various shrubs, and a mixture of brick wall and fence-panelled boundaries

ADDITIONAL INFORMATION

Broadband Networks - 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
Non-Standard Construction – No
Any Legal Restrictions – No
Other Material Issues – No

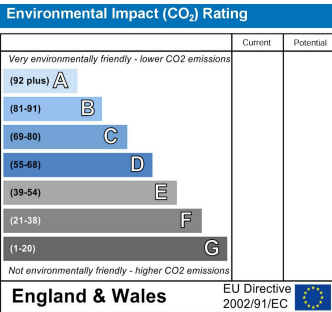
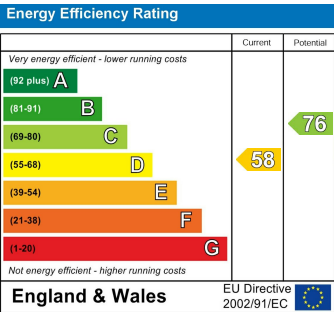
DISCLAIMER

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.

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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