

HoldenCopley

PREPARE TO BE MOVED

Keats Close, Long Eaton, Nottinghamshire NG10 3LT

£220,000

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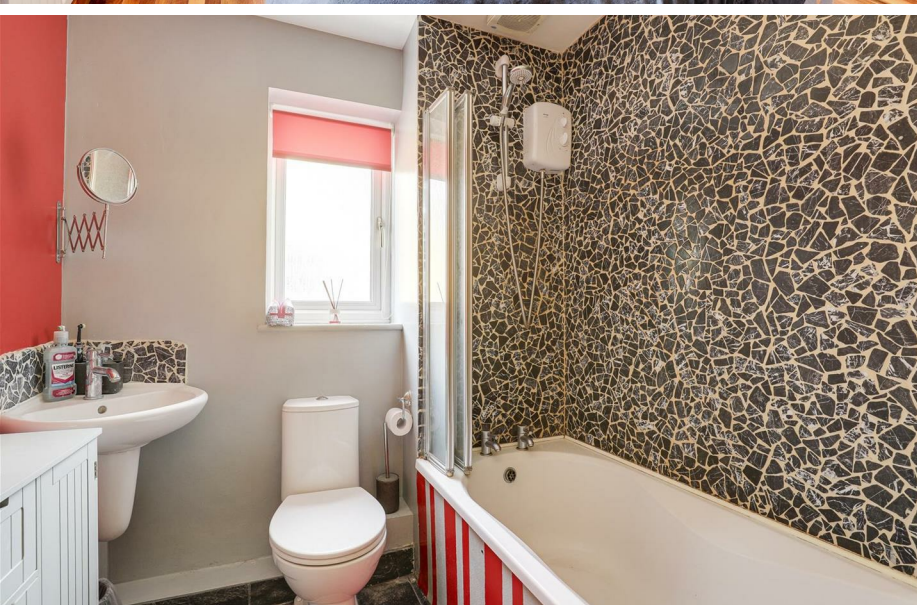
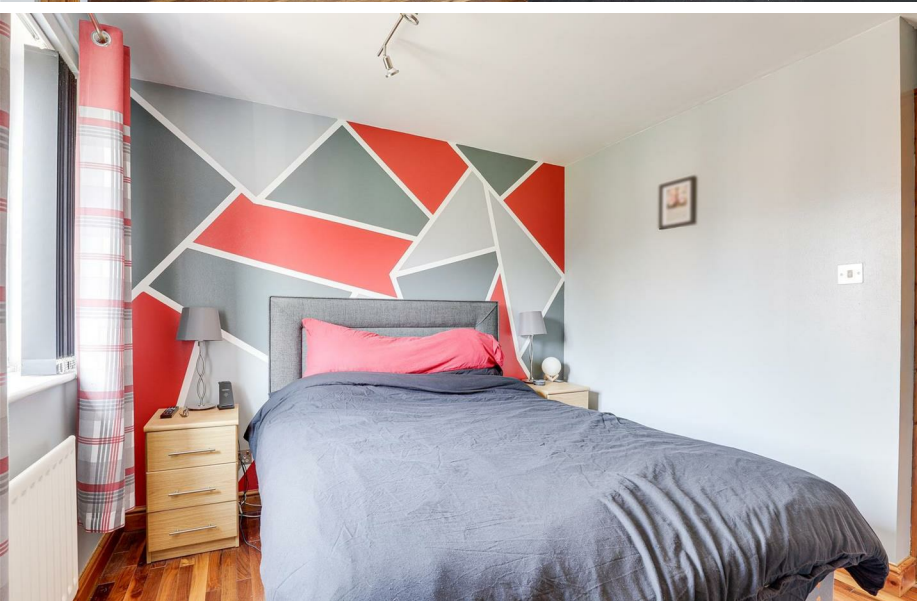


PERFECT FOR FIRST TIME BUYERS...

Situated on a residential cul-de-sac in the popular and convenient area of Long Eaton, this two bedroom semi-detached house is the ideal purchase for a range of buyers, from first time buyers, to small families, and investors alike! Located conveniently with easy access to a range of local amenities such as shops, schools, parks, eateries, and with excellent transport links such close access to the M1 motorway, and just a stone's throw away from Long Eaton Train Station. Internally, the ground floor of the property offers a cosy living room with a feature fireplace, and a modern fitted kitchen with sleek gloss cupboards, space for a dining table, and double French doors leading straight out to the garden - a perfect space for cooking, storage, and casual dining. Upstairs, the first floor is home to the double master bedroom with a built-in storage cupboard, the second double bedroom with a flush fitted sliding door wardrobe, serviced by a three piece bathroom suite. Externally, the front of the property offers a block-paved driveway providing off-street parking, and a garage. To the rear of the property is a low-maintenance private enclosed garden with both a decked seating area, and a paved patio seating area, blue slate chipped borders, a variety of plants, and courtesy lighting - the ideal space to relax and unwind on a summer's evening.

MUST BE VIEWED





- Semi-Detached House
- Two Double Bedrooms
- Living Room With Feature Fireplace
- Spacious Fitted Kitchen
- Three Piece Bathroom Suite
- Ample Fitted Storage
- Off-Street Parking & Garage
- Low-Maintenance Rear Garden
- Perfect For First Time Buyers
- Must Be Viewed





GROUND FLOOR

Entrance Hall

3'10" x 2'8" (1.19m x 0.82m)

The entrance hall has wood-effect flooring, a UPVC double-glazed window to the side elevation, and a single UPVC door providing access into the accommodation.

Living Room

13'10" x 12'6" (4.24m x 3.83m)

The living room has carpeted flooring, wooden stairs, a feature fireplace with a decorative surround and a hearth, a radiator, a TV-point, and a UPVC double-glazed window to the front elevation.

Kitchen

12'6" x 9'3" (3.83m x 2.82m)

The kitchen has a range of fitted gloss base and wall units with worktops and splashback, a composite sink and a half with a mixer tap and drainer, an integrated oven with an electric hob and an extractor fan, space and plumbing for a washing machine, space for a fridge freezer, wood-effect flooring, a radiator, space for a table, a UPVC double-glazed window to the rear elevation and double French doors leading out to the rear garden.

FIRST FLOOR

Landing

6'0" x 5'11" (1.85m x 1.82m)

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

Master Bedroom

12'6" max x 10'2" (3.83m max x 3.12m)

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

Bedroom Two

10'5" x 6'7" (3.20m x 2.02m)

The second bedroom has carpeted flooring, a radiator, a flush fitted sliding door wardrobe, and a UPVC double-glazed window to the rear elevation.

Bathroom

6'5" x 6'3" (1.97m x 1.92m)

The bathroom has a low level flush W/C, a wall-mounted wash basin with a mixer tap, a panelled bath with a wall-mounted electric shower fixture and a bi-folding glass shower screen, tiled flooring, partially waterproof walls, a chrome heated towel rail, recessed spotlights, an extractor fan, and a UPVC double-glazed obscure window to the side elevation.

OUTSIDE

Front

To the front of the property is a block paved driveway providing off-street parking for two cars and a garage.

Rear

To the rear of the property is a low-maintenance garden with a decked seating area, a paved patio seating area, raised planters, courtesy lighting, blue slate chipped borders, and fence panelled boundaries.

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 – all 5G and most 4G

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

DISCLAIMER

Council Tax Band Rating - Erewash Borough Council - Band B

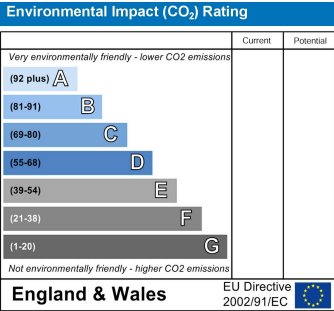
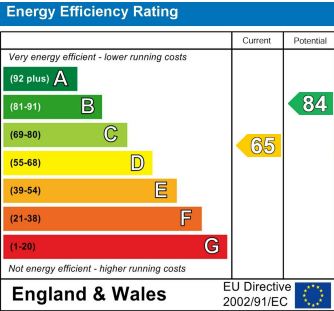
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold.

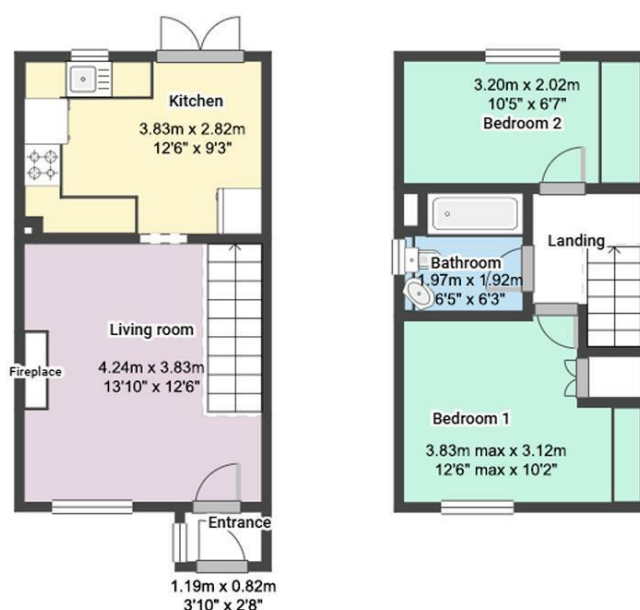
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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to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