

HoldenCopley

PREPARE TO BE MOVED

Hamilton Road, Long Eaton, Derbyshire NG10 4QZ

Guide Price £130,000 - £140,000

Hamilton Road, Long Eaton, Derbyshire NG10 4PZ



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NO UPWARD CHAIN...

This two-bedroom mid-terraced home would make an ideal purchase for a first-time buyer or investor alike, offering well-presented accommodation throughout and the added benefit of being sold with no upward chain. Situated in a popular location, the property is conveniently positioned within easy reach of excellent transport links, local shops, amenities and schools. To the ground floor, the property comprises a welcoming living room, a separate dining room featuring a charming fireplace, a fitted kitchen, a useful utility room and a three-piece bathroom suite. Upstairs, there are two generously sized double bedrooms, both offering comfortable living space. Outside, there is direct kerb access to the front of the property, while to the rear is a low-maintenance enclosed garden – perfect for enjoying the warmer months with minimal upkeep.

MUST BE VIEWED





- Mid Terraced House
- Two Double Bedrooms
- Living Room
- Dining Room
- Fitted Kitchen & Utility Room
- Three-Piece Bathroom Suite
- Enclosed Rear Yard
- Popular Location
- Excellent Transport Links
- Must Be Viewed





GROUND FLOOR

Living Room

11*8" x 11*1" (3.58m x 3.39m)

The living room has a UPVC double glazed window to the front elevation, a radiator, a picture rail, coving to the ceiling, a radiator, wood-effect flooring, and a door providing access into the accommodation.

Dining Room

14*3" x 11*7" (4.36m x 3.55m)

The dining room has carpeted flooring, a stone-effect feature fireplace with a slate tile hearth, a dado rail, coving to the ceiling, a radiator, and a UPVC double glazed window to the rear elevation.

Kitchen

7*4" x 6*5" (2.26m x 1.98m)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink with taps and a drainer, space for a freestanding cooker, an extractor fan, partially tiled walls, vinyl flooring, a UPVC double glazed window to the side elevation, and a UPVC door opening to the side garden.

Utility Room

6*5" x 3*2" (1.98m x 0.99m)

The utility room has a UPVC double glazed obscure window to the side elevation, space for a fridge freezer, partially tiled walls, vinyl flooring, and access into the bathroom.

Bathroom

6*5" x 5*9" (1.98m x 1.77m)

The bathroom has a UPVC double glazed window to the side elevation, a low level flush W/C, a pedestal wash basin, a panelled bath with a wall-mounted shower fixture, a all-mounted boiler, an extractor fan, a radiator, coving to the ceiling, tiled splashback, and vinyl flooring.

FIRST FLOOR

Landing

10*4" x 2*7" (3.17m x 0.81m)

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

Bedroom One

11*8" x 11*1" (3.57m x 3.40m)

The first bedroom has a UPVC double glazed window to the front elevation, fitted wardrobes, a radiator, coving too the ceiling, a dado rail, and carpeted flooring.

Bedroom Two

11*8" x 11*2" (3.57m x 3.41m)

The second bedroom has a UPVC double glazed window to the rear elevation, a radiator, coving too the ceiling, a dado rail, and carpeted flooring.

OUTSIDE

Front

To the front of the property is direct kerb access.

Rear

To the rear of the property is an enclosed low-maintenance garden.

ADDITIONAL INFORMATION

- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Gas Central Heating – Connected to Mains Supply
- Septic Tank – No
- Broadband – Fibre
- Broadband Speed - Ultrafast Download Speed 1800Mbps and Upload Speed 1000Mbps
- Phone Signal – Good coverage of Voice, 4G & 5G - Some coverage of 3G
- 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

The vendor has informed us that the extension has been signed off. We are currently awaiting the documents however just to confirm that HoldenCopley have not seen sight of any paperwork to confirm this meets building regulations. Before entering into an agreement, it is the buyers responsibility to confirm with their solicitor that satisfactory checks have been made.

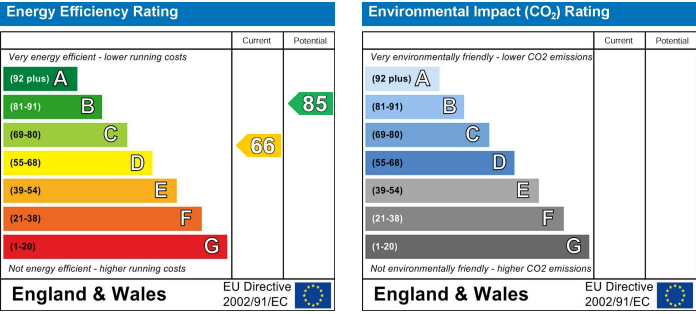
Council Tax Band Rating - Erewash Borough Council - Band A
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold

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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 license 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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