

# HoldenCopley

PREPARE TO BE MOVED

Tewkesbury Road, Long Eaton, Derbyshire NG10 1PP

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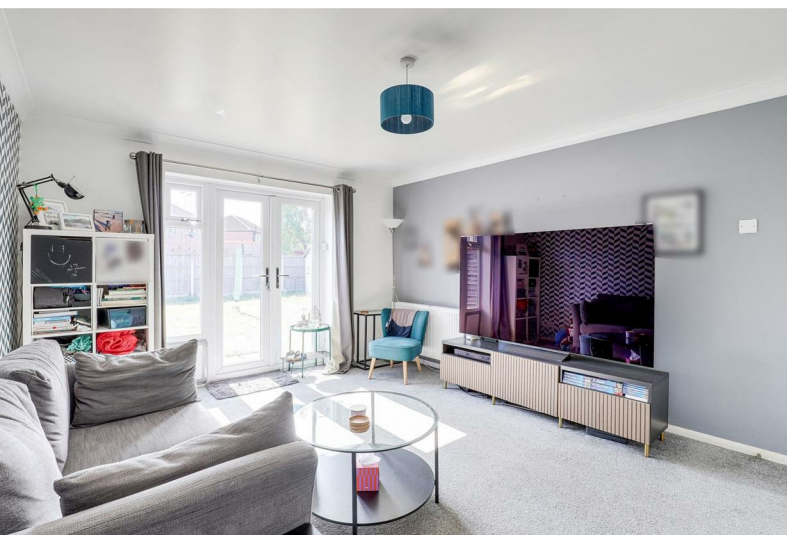
Guide Price £200,000 - £210,000

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IDEAL FOR FIRST-TIME BUYERS...

This well-presented two-bedroom semi-detached home is ideal for first-time buyers and is located in the popular area of Long Eaton. With local shops, schools, and excellent commuting links just a short distance away, it offers convenience as well as comfort. Inside, the ground floor features an entrance hall leading into a spacious reception room, with double French doors that open out to the rear garden. The fitted kitchen diner sits just off the hall, offering a practical and inviting space for cooking and everyday meals. Upstairs, there are two generously sized double bedrooms and a modern three-piece bathroom suite. The property also benefits from a gas boiler that was installed just three years ago, offering peace of mind and energy efficiency. Outside, the front of the property provides off-road parking for multiple vehicles, a neat lawned garden, and the added bonus of an EV charging point. To the rear is a private, south-facing garden featuring a lawn and a patio seating area, ideal for enjoying the outdoors.

MUST BE VIEWED!





- Semi-Detached House
- Two Double Bedrooms
- Spacious Living Room
- Fitted Kitchen Diner
- Three-Piece Bathroom Suite
- Boarded Loft With Lighting & Storage Space
- South-Facing Garden
- Driveway For Multiple Cars
- Popular Location
- Must Be Viewed

GROUND FLOOR

**Entrance Hall**  
4'8" x 2'10" (1.43m x 0.87m)  
The entrance hall has vinyl flooring, an in-built cupboard, and a single composite door providing access into the accommodation.

**Living Room**  
17'10" x 12'0" (5.44m x 3.66m)  
The living room has carpeted flooring, a radiator, ceiling coving and a double French doors opening out to the rear garden.

**Kitchen Diner**  
12'0" x 8'6" (3.66m x 2.59m)  
The kitchen diner has a range of fitted base and wall units with rolled-edge worktops, a composite sink with a drainer and a swan neck mixer tap, an integrated oven, induction hob & extractor fan, space and plumbing for a washing machine, partially tiled walls, a wall-mounted boiler, a radiator, vinyl flooring and two double-glazed windows to the front elevation.

FIRST FLOOR

**Landing**  
8'11" x 8'3" (2.74m x 2.54m)  
The landing has carpeted flooring, a UPVC double-glazed obscure window to the side elevation, access to the first floor accommodation and access to the loft.

**Master Bedroom**  
12'1" x 9'4" (3.68m x 2.84m)  
The main bedroom has carpeted flooring, a radiator and a UPVC double-glazed window to the rear elevation.

**Bedroom Two**  
12'1" x 8'9" (3.68m x 2.67m)  
The second bedroom has carpeted flooring, a radiator, ceiling coving and two UPVC double-glazed windows to the front elevation.

**Bathroom**  
9'1" x 4'9" (2.77m x 1.45m)  
The bathroom has a low level flush W/C, a pedestal wash basin, a panelled bath with an electric shower fixture, a heated towel rail, an in-built cupboard, recessed spotlights, an extractor fan, tiled walls and vinyl flooring.

OUTSIDE

**Front**  
To the front of the property is a driveway providing off-road parking for multiple cars, an EV charging point, gated access to the rear garden, courtesy lighting and a lawn.

**Rear**  
To the rear of the property is a south-facing enclosed garden, a paved patio, a lawn, a bedding area with plants, a garden shed with power supply and fence panelling boundaries.

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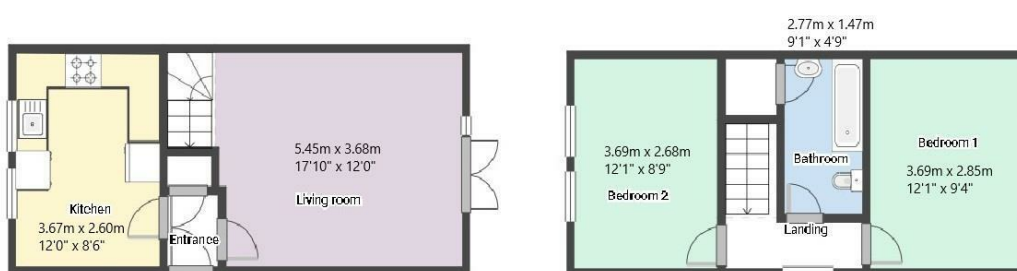
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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

**ADDITIONAL INFORMATION**  
Electricity – Mains Supply  
Water – Mains Supply  
Heating – Gas Central Heating – Connected to Mains Supply  
Septic Tank – No  
Broadband – Openreach  
Broadband Speed - Ultrafast Broadband available with the highest download speed at 1800Mbps & Highest upload speed at 220Mbps  
Phone Signal – Good coverage of Voice, 4G & 5G  
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



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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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