

HoldenCopley

PREPARE TO BE MOVED

College Street, Long Eaton, Nottinghamshire NG10 4GE

Guide Price £180,000

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GUIDE PRICE: £180,000 - £200,000

IDEAL FOR FIRST TIME BUYERS...

This well-presented three-bedroom semi-detached home offers deceptively spacious accommodation throughout, making it the perfect purchase for any first-time buyer or family looking to move straight in. Situated in a popular location, the property is just a stone's throw from a range of local amenities, great schools, and boasts fantastic transport links. To the ground floor, the property comprises an entrance hall, a living room, a separate dining room, a modern fitted kitchen, a useful utility space, and a convenient ground floor W/C. Upstairs, the first floor hosts three generously sized double bedrooms, a three-piece bathroom suite, and access to a boarded loft providing excellent additional storage. Outside, the front of the property benefits from on-street parking, while to the rear, there is a private, low-maintenance garden with a paved patio area.

MUST BE VIEWED





- Semi-Detached House
- Three Double Bedrooms
- Modern Fitted Kitchen
- Two Spacious Reception Rooms
- Ground Floor W/C & Utility Room
- Three Piece Bathroom Suite
- Private Low Maintenance Rear Garden
- Popular Location
- No Upward Chain
- Must Be Viewed





GROUND FLOOR

Entrance Hall

12'11" x 6'2" (3.95m x 1.89)

The entrance hall has carpeted flooring and stairs, an under the stairs cupboard, a radiator, coving and a single UPVC door providing access into the accommodation.

Living Room

12'2" x 12'11" (3.71m x 3.95m)

The living room has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, a recessed chimney breast alcove, a picture rail and coving.

Dining Room

12'5" x 12'11" (3.79m x 3.95m)

The dining room has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator, a recessed chimney breast alcove and a picture rail.

Kitchen

9'5" x 8'7" (2.88m x 2.64m)

The kitchen has a range of fitted shaker style base and wall units with worktops, a tiled splashback and a breakfast bar, an integrated oven, an electric hob with an extractor hood, a stainless steel sink with a drainer and a swan neck mixer tap, space and plumbing for a dishwasher, wood-effect flooring, a wall-mounted boiler, recessed spotlights, a UPVC double-glazed window to the side elevation and a single UPVC door providing access out to the garden.

Utility Room

8'2" x 6'6" (2.5m x 1.99m)

The utility room has a fitted worktop, space and plumbing for a washing machine, wood-effect flooring, a radiator, space for a fridge-freezer, an extractor fan and a UPVC double-glazed window to the side elevation.

W/C

5'6" x 2'5" (1.70m x 0.74m)

This space has a low level flush W/C, a wall-mounted wash basin with a tiled splashback, wood-effect flooring, a radiator, an extractor fan and a UPVC double-glazed window to the side elevation.

FIRST FLOOR

Landing

19'1". x 6'7" (5.82m. x 2.01m)

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

Master Bedroom

12'2" x 12'11" (3.71m x 3.95m)

The main bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator and a traditional open fireplace.

Bedroom Two

10'0" x 12'5" (3.07m x 3.79m)

The second bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator and a traditional open fireplace.

Bedroom Three

11'10" x 8'8" (3.63m x 2.66m)

The third bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator and a traditional open fireplace.

Bathroom

9'8" x 6'4" (2.96m x 1.94m)

The bathroom has a low level flush W/C, a pedestal wash basin with a tiled splashback, a fitted panelled bath with a mains-fed shower and tiled walls, wood-effect flooring, a chrome heated towel rail, an electric shaving point, an extractor fan, access into the boarded loft and a UPVC double-glazed window to the side elevation.

OUTSIDE

Front

To the front is on street parking and a single gate providing rear access.

Rear

To the rear is a private low maintenance garden with a paved patio, slate chippings and brick wall boundaries.

ADDITIONAL INFORMATION

Broadband Speed - Ultrafast available - 1800 Mbps (download) 220 Mbps (upload)

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

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 risk for surface water / very low for rivers & sea

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

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.

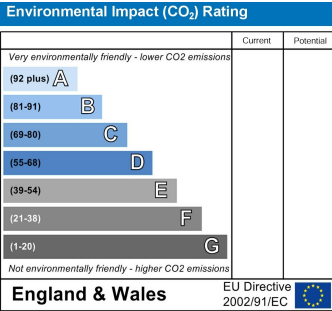
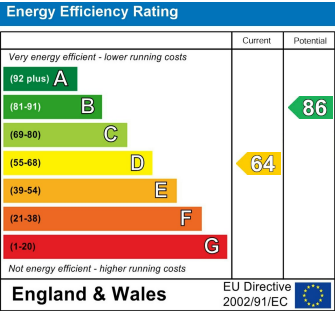
The vendor has advised the following:

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 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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