

HoldenCopley

PREPARE TO BE MOVED

Cavendish Road, Long Eaton, Derbyshire NG10 4HY

Guide Price £140,000

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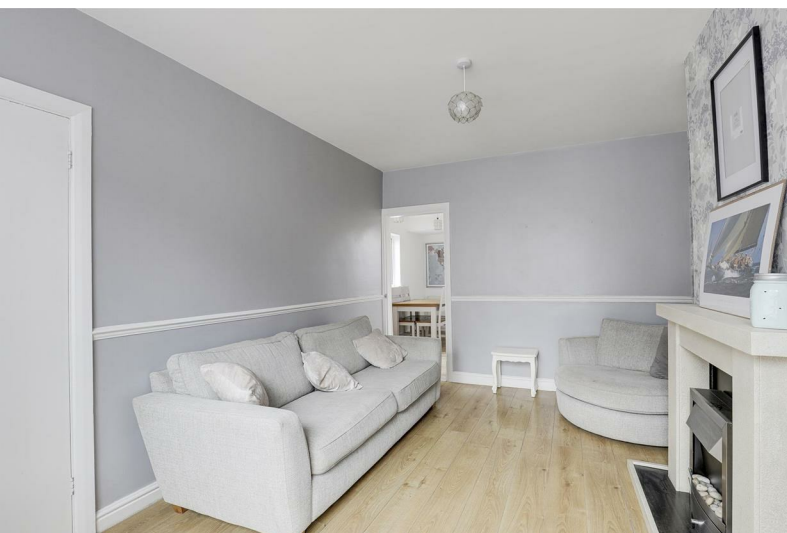


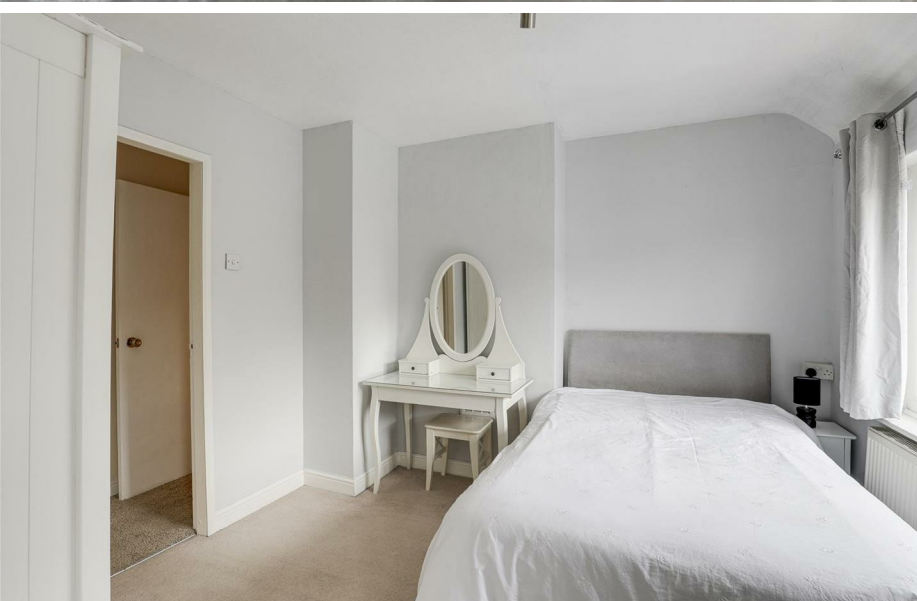
Guide Price: £140,000 - £160,000

NO UPWARD CHAIN...

Introducing this two-bedroom semi-detached home, offered to the market with no upward chain. Situated in a popular location, the property enjoys easy access to a range of local amenities and excellent transport connections, including the nearby M1 motorway, regular bus routes to Derby and Nottingham, and East Midlands Airport. The accommodation is arranged over two floors. The ground floor features a welcoming bay-fronted living room, along with a kitchen diner that provides a practical and sociable space for everyday cooking and mealtimes. Upstairs, you will find two generously sized double bedrooms, complemented by a three-piece bathroom suite. Outside, there is on-street parking to the front, while to the rear is an enclosed garden with a patio seating area, perfect for enjoying the outdoors.

MUST BE VIEWD!





- Semi-Detached House
- Two Double Bedrooms
- Bay-Fronted Reception Rooms
- Modern Kitchen Diner
- Three-Piece Bathroom Suite
- On-Street Parking
- Low-Maintenance Garden
- No Upward Chain
- Close To Local Amenities
- Must Be Viewed





GROUND FLOOR

Entrance Hall

3'6" x 2'3" (1.08m x 0.71m)
The entrance hall has laminate wood-effect flooring, carpeted stairs, a radiator and a single UPVC door providing access into the accommodation.

Living Room

14'11" x 10'4" (4.57m x 3.17m)
The living room has laminate wood-effect flooring, a radiator, a dado rail, a feature fireplace and a UPVC double-glazed bay window to the front elevation.

Kitchen

9'1" x 7'9" (2.78m x 2.37m)
The kitchen has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink and a half with a drainer and a mixer tap, space for a cooker, washign machine & ffridge freezer, a wall-mounted boiler, partially tiled walls, an extractor fan, wood-effect flooring and a UPVC double-glazed window to the rear elevation.

Dining Room

12'4" x 5'7" (3.76m x 1.71m)
The dining area has wood-effect flooring, a radiator, an in-built cupboard, a UPVC double-glazed obscure window to the side elevation and a single UPVC door providing access to the rear garden.

FIRST FLOOR

Landing

10'5" x 2'9" (3.18m x 0.86m)
The landing has carpeted flooring and access to the first floor accommodation.

Master Bedroom

13'4" x 10'4" (4.08m x 3.15m)
The main bedroom has carpeted flooring, a radiator and two UPVC double-glazed windows to the front elevation.

Bedroom Two

10'3" x 9'1" (3.14m x 2.79m)
The second bedroom has carpeted flooring, a radiator, an in-built cupboard, a picture rail and a UPVC double-glazed window to the rear elevation.

Bathroom

10'9" x 4'2" (3.30m x 1.29m)
The bathroom has a low level flush W/C, a pedestal wash basin, a corner panelled bath with an electric shower fixture, partially tiled walls, a radiator, an extractor fan and vinyl flooring.

OUTSIDE

Front

To the front of the property is access to on-street parking, gated access to the rear garden and brick-wall boundaries.

Rear

To the rear is an enclosed low-maintenance garden with a paved patio area and fence panelling boundaries.

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

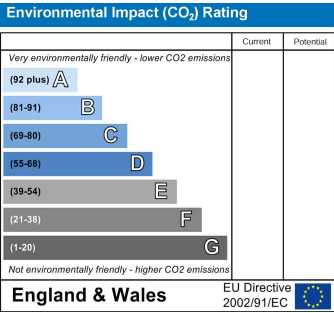
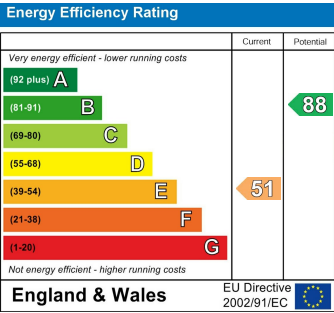
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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to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

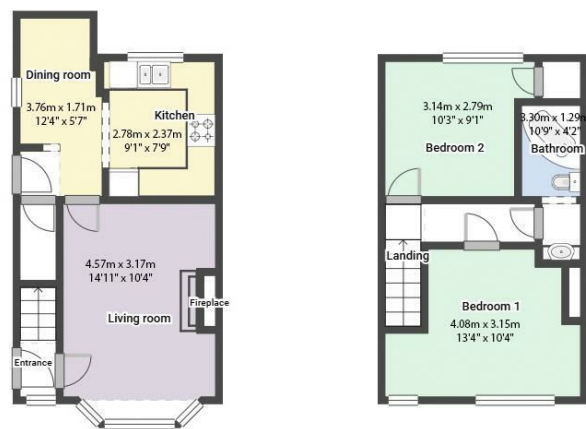
ADDITIONAL INFORMATION

- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Gas Central Heating – Connected to Mains Supply
- Septic Tank – No
- Broadband – Openreach, Virgin Media
- 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 – Please note that this property is subject to restrictive covenants as set out in the title deeds. Prospective purchasers should make their own enquiries regarding any restrictions, obligations, or limitations affecting the property. Neither the seller nor the agent can be held responsible for any breaches or implications of such covenants, and this information does not constitute a legal interpretation of the title.
- 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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