

HoldenCopley

PREPARE TO BE MOVED

Tamworth Road, Long Eaton, Nottinghamshire NG10 3FF

Guide Price £290,000 - £300,000

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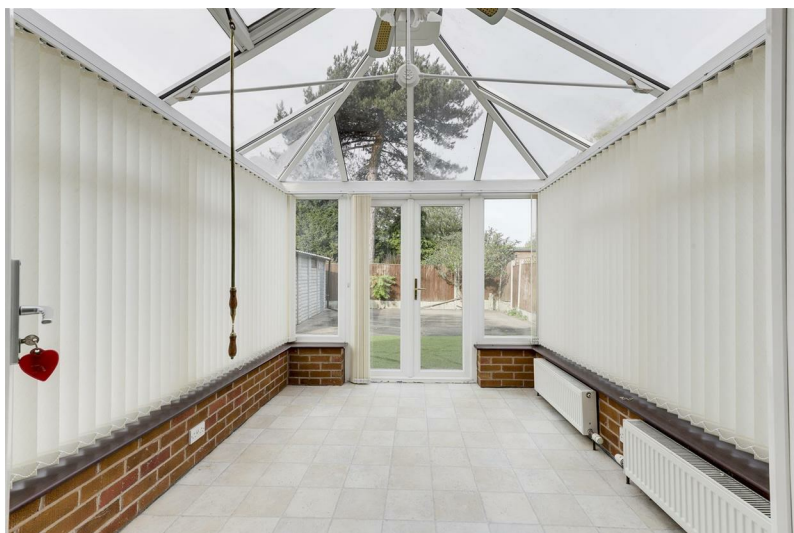


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NO UPWARD CHAIN...

This well-maintained and well-presented detached bungalow offers deceptively spacious accommodation throughout, making it an ideal choice for a range of buyers — whether you're looking to downsize, relocate, or step into single-level living. Situated in a popular location, the property is just a short distance from a variety of local shops, great schools, and excellent transport links.. The accommodation comprises an entrance hallway, a generously sized reception room featuring an electric fireplace, and a bright conservatory with a glass roof and double French doors opening out to the rear garden — perfect for relaxing or entertaining. There is a well-appointed fitted kitchen, two double bedrooms both benefiting from fitted wardrobes, and a three-piece shower room. To the front of the property is a gated driveway providing off-street parking for up to four vehicles, while to the rear is a private, low-maintenance south-facing garden complete with an artificial lawn, concrete patio, and a detached double garage, offering further storage or workshop potential.

MUST BE VIEWED





- Detached Bungalow
- Two Double Bedrooms
- Spacious Reception Room
- Well Appointed Fitted Kitchen
- Conservatory
- Three Piece Shower Room
- Ample Off-Road Parking & Detached Double Garage
- Private South-Facing Low Maintenance Garden
- Owned Solar Panels
- No Upward Chain





ACCOMMODATION

Hallway

13'10" x 12'6" (4.23 x 3.83)

The hallway has carpeted flooring, a radiator, coving, a built-in cupboard, access into the boarded loft via a drop-down ladder and a single UPVC door providing access into the accommodation.

Kitchen

14'11" x 10'0" (4.55 x 3.05)

The kitchen has a range of fitted shaker style base and wall units with worktops, tiled splashbacks and a breakfast bar, an integrated double oven and fridge, an electric hob, a sink and a half with a drainer, space and plumbing for a washing machine, vinyl flooring, a radiator, coving, recessed spotlights, a UPVC double-glazed window to the rear elevation and a single UPVC door providing side access.

Living Room

24'9" x 10'10" (7.56 x 3.31)

The living room has a UPVC double-glazed window to the side elevation, carpeted flooring, an electric fireplace with a brick surround and tiled hearth, two radiators, coving and UPVC double French doors into the conservatory.

Conservatory

11'11" x 8'7" (3.64 x 2.62)

The conservatory has UPVC double-glazed windows to the side and rear elevations, tiled flooring, two radiators, a glass roof and UPVC double French doors providing access out to the garden.

Master bedroom

10'11" x 10'9" (3.33 x 3.30)

The main bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, fitted floor to ceiling wardrobes with matching drawers and bedside tables and coving.

Bedroom Two

10'10" x 8'0" (3.31 x 2.44)

The second bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, fitted floor to ceiling wardrobes and coving.

Bathroom

7'8" x 6'0" (2.35 x 1.84)

The bathroom has a low level flush W/C, a pedestal wash basin, a walk in shower enclosure with a mains-fed shower, vinyl flooring, tiled walls, a radiator, coving and a UPVC double-glazed obscure window to the side elevation.

OUTSIDE

Front

To the front there is a driveway for up to four vehicles accessed via double iron gates and a single wooden gate providing rear access.

Rear

To the rear is a private south-facing garden with an artificial lawn, a concrete patio, a detached double garage, an outdoor tap, courtesy lighting and fence panelled boundaries.

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 1800 Mbps and Upload Speed 220 Mbps

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

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years +

Medium chance of flooding

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Erewash Borough Council - Band C
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.

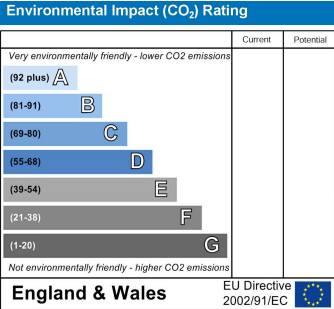
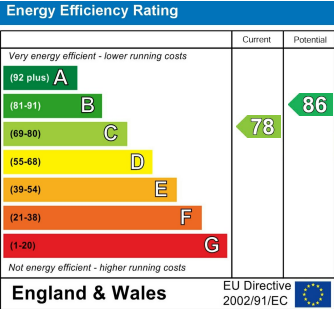
The vendor has advised the following:

Property Tenure is Freehold

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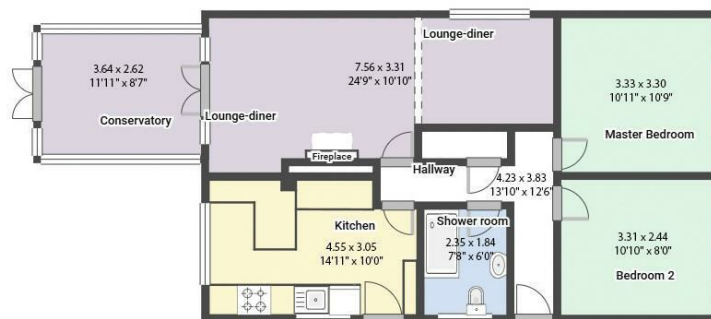
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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

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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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