

HoldenCopley

PREPARE TO BE MOVED

Borrowdale Drive, Long Eaton, Nottinghamshire NG10 3PL

£200,000

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IDEAL FOR FIRST TIME BUYERS...

This well-presented semi-detached house would make the perfect home for a first-time buyer looking to move straight in. Situated in a popular location close to a range of local amenities, shops, excellent transport links and great schools. To the ground floor, the property comprises an entrance hall, a spacious reception room, a modern fitted kitchen and a bright conservatory providing additional living space. The first floor carries two generous double bedrooms serviced by a contemporary shower room, along with access to the loft for additional storage. Outside, the property benefits from a driveway providing off-street parking for two vehicles and access to a garage, while to the rear is a private enclosed garden featuring two paved patio seating areas, a well-maintained lawn and a useful shed.

NO UPWARD CHAIN





- Semi-Detached House
- Two Double Bedrooms
- Spacious Reception Room & Conservatory
- Modern Fitted Kitchen
- Contemporary Shower Room
- Off-Road Parking & Garage
- Private Enclosed Rear Garden
- Popular Location
- Well-Presented Throughout
- No Upward Chain





GROUND FLOOR

Entrance Hall

5*3" x 4*8" (1.61m x 1.43m)

The entrance hall has UPVC double-glazed obscure windows to the front and side elevations, laminate flooring and a single composite door providing access into the accommodation.

Living Room

17*6" x 12*11" (5.35m x 3.96m)

The living room has a UPVC double-glazed window to the front elevation, laminate flooring, carpeted stairs, an under the stairs cupboard, a radiator and coving.

Kitchen

9*6" x 12*11" (2.91m x 3.95m)

The kitchen has a range of fitted shaker style base and wall units with worktops and a tiled splashback, an integrated oven, a gas hob with an extractor hood, an undermount stainless steel sink with a moveable swan neck mixer tap, space for a fridge-freezer, space and plumbing for a dishwasher, laminate flooring, a radiator, coving and a UPVC double-glazed internal window.

Conservatory

6*3" x 10*1" (1.91m x 3.08m)

The conservatory has UPVC double-glazed windows to the side and rear elevations, tiled flooring, space and plumbing for a washing machine and tumble dryer, a polycarbonate roof and a single UPVC door providing access out to the garden.

Garage

7*10" x 16*1" (2.40m x 4.91m)

The garage has lighting, an up and over garage door and a single UPVC door providing access out to the garden.

FIRST FLOOR

Landing

8*2" x 4*8" (2.51m x 1.44m)

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

Master Bedroom

9*8" x 13*0" (2.95m x 3.98m)

The main bedroom has a UPVC double-glazed window to the front elevation, laminate flooring and a radiator.

Bedroom Two

9*0" x 12*11" (2.76m x 3.96m)

The second bedroom has a UPVC double-glazed window to the rear elevation, laminate flooring, a built-in cupboard and a radiator.

Bathroom

8*0" x 4*7" (2.44m x 1.42m)

The bathroom has a low level flush W/C, a counter top wash basin with a wall-mounted storage unit, a walk in shower with a mains-fed over the head rainfall shower and a hand-held shower, laminate flooring, partially tiled walls, a chrome heated towel rail, an electric shaving point, an extractor fan, recessed spotlights and a UPVC double-glazed obscure window to the side elevation.

OUTSIDE

Front

To the front is a driveway with space for two vehicles, a garden with a lawn and a wall-mounted CCTV camera.

Rear

To the rear is a private garden with two paved patio seating areas, a lawn, mature shrubs and trees, a shed, an outdoor tap and fence panelled boundaries.

ADDITIONAL INFORMATION

Electricity – Mains Supply
Water – Mains Supply
Heating – Gas - Connected to Mains Supply
Septic Tank – No

Broadband Speed - Ultrafast - 1000 Mbps (Highest available download speed)
100 Mbps (Highest available upload speed)
Phone Signal – All 5G & 4G & some 3G available
Sewage – Mains Supply
Flood Risk – No flooding in the past 5 years
Low risk of flooding
Non-Standard Construction - No
Any Legal Restrictions – No
Other Material Issues – No

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.

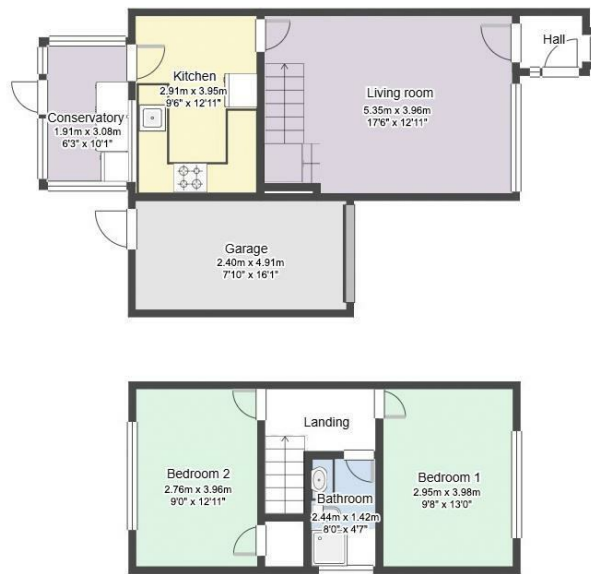
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales	EU Directive 2002/91/EC	

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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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