

# HoldenCopley

PREPARE TO BE MOVED

Cavendish Road, Long Eaton, Derbyshire NG10 4HY

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£170,000

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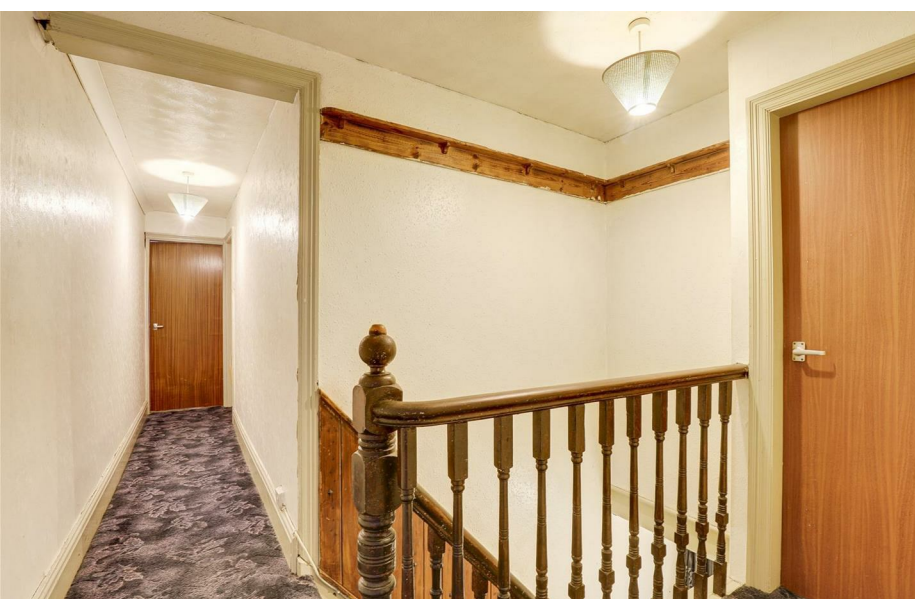


## NO UPWARD CHAIN...

Introducing this three-bedroom semi-detached home, offered to the market with no upward chain and boasting plenty of potential. Located in a popular and convenient area, the property benefits from easy access to a variety of local amenities as well as excellent transport links. The nearby M1 motorway, regular bus services to Derby and Nottingham, and East Midlands Airport make commuting straightforward. The ground floor comprises an entrance hall, a living room featuring a square bay-fronted window, a separate dining room, a breakfast room, a kitchen, and a three-piece wet room. Upstairs, there are three bedrooms and a separate W/C, providing flexible living space for a family. Outside, the property features a small courtyard to the front with access to the rear garden. The rear garden is enclosed and low-maintenance, with gravelled areas and a fence-panelled boundary, creating a private outdoor space.

MUST BE VIEWED





- Semi Detached House
- Three Bedrooms
- Living Room
- Dining Room
- Fitted Kitchen & Breakfast Room
- Three-Piece Wet Room & Upstairs WC
- Enclosed Rear Garden
- Close To Local Amenities
- No Upward Chain
- Must Be Viewed





GROUND FLOOR

Entrance Hall

12'10" x 6'2" (3.93m x 1.89m)

The entrance hall has a UPVC double glazed window to the side elevation, carpeted flooring, and a door providing access into the accommodation.

Living Room

14'7" into bay x 12'5" (4.46m into bay x 3.81m)

The living room has a UPVC double glazed square bay window to the front elevation, a radiator, a TV point, a feature fireplace, and carpeted flooring.

Dining Room

12'5" x 12'4" (3.81m x 3.76m)

The dining room has two UPVC double glazed windows to the rear and side elevation, a radiator, coving to the ceiling, a ceiling rose, a feature fireplace, and carpeted flooring.

Breakfast room

8'10" x 7'11" (2.71m x 2.43m)

The breakfast room has a UPVC double glazed windows to the side elevation, a radiator, wood-effect flooring, and a door opening to the side elevation.

Kitchen

8'4" x 7'11" (2.55m x 2.42m)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink with taps and a double drainer, space for a freestanding cooker, space for an under-counter fridge and freezer, space and plumbing for a washing machine, wood-effect flooring, and a UPVC double glazed window to the side elevation.

Wet Room

7'4" x 5'7" (2.25m x 1.71m)

The wet room has a UPVC double glazed obscure window to the side elevation, a low level flush W/C, a pedestal wash basin, a wall-mounted shower fixture, an extractor fan, a chrome heated towel rail, floor-to-ceiling tiling, and waterproof vinyl.

FIRST FLOOR

Landing

18'11" max x 7'11" (5.78m max x 2.42m)

The landing has carpeted flooring, coving to the ceiling, and access to the first floor accommodation.

Bedroom One

11'8" x 11'4" (3.58m x 3.47m)

The first bedroom has a UPVC double glazed window to the front elevation, a radiator, fitted wardrobes, and carpeted flooring.

Bedroom Two

12'5" x 9'4" (3.80m x 2.86m)

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

Bedroom Three

9'5" max x 8'0" (2.89m max x 2.44m)

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

W/C

6'2" max x 4'2" (1.88m max x 1.28m)

This space has a UPVC double glazed obscure window to the side elevation, a low level flush W/C, a pedestal wash basin with a tiled splashback, and tiled flooring.

OUTSIDE

Front

To the front of the property is a small courtyard, and access to the rear garden.

Rear

To the rear of the property is an enclosed low-maintenance rear garden, with gravelled areas, and a fence panelled boundary.

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 1800Mbps and Upload Speed 220Mbps
- Phone Signal – Good coverage of Voice, 4G & 5G - Some coverage of 3G
- 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

DISCLAIMER

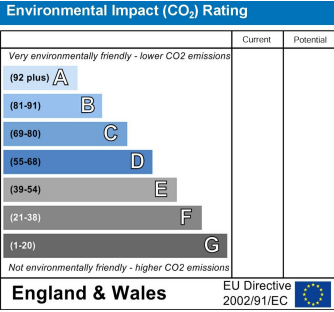
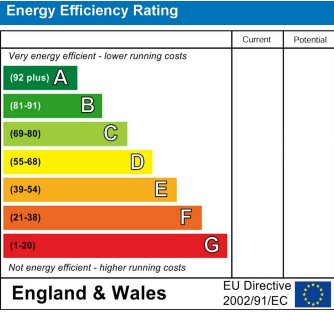
Council Tax Band Rating - Erewash Borough Council - Band A  
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:  
Property Tenure is Freehold

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2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

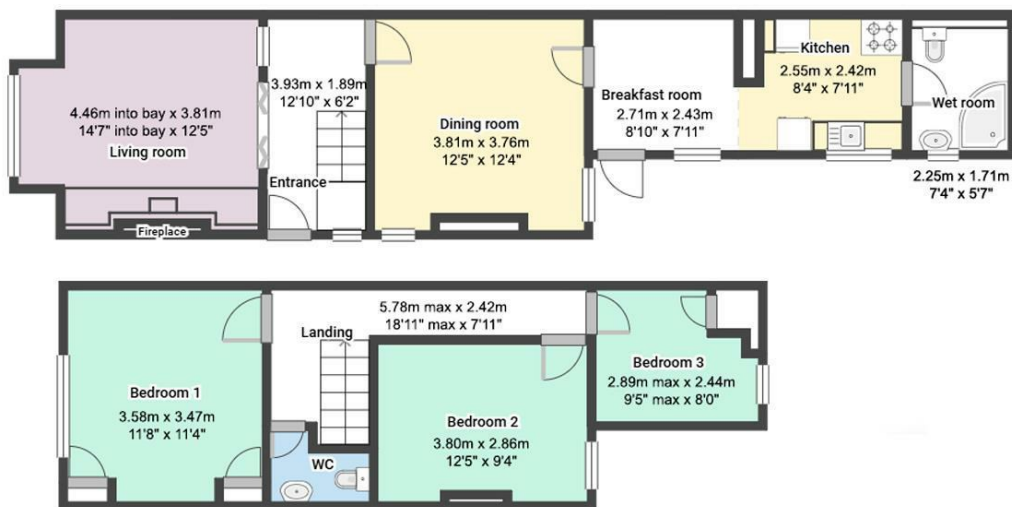
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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