

# HoldenCopley

PREPARE TO BE MOVED

King Street, Long Eaton, Nottinghamshire NG10 4LJ

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£125,000

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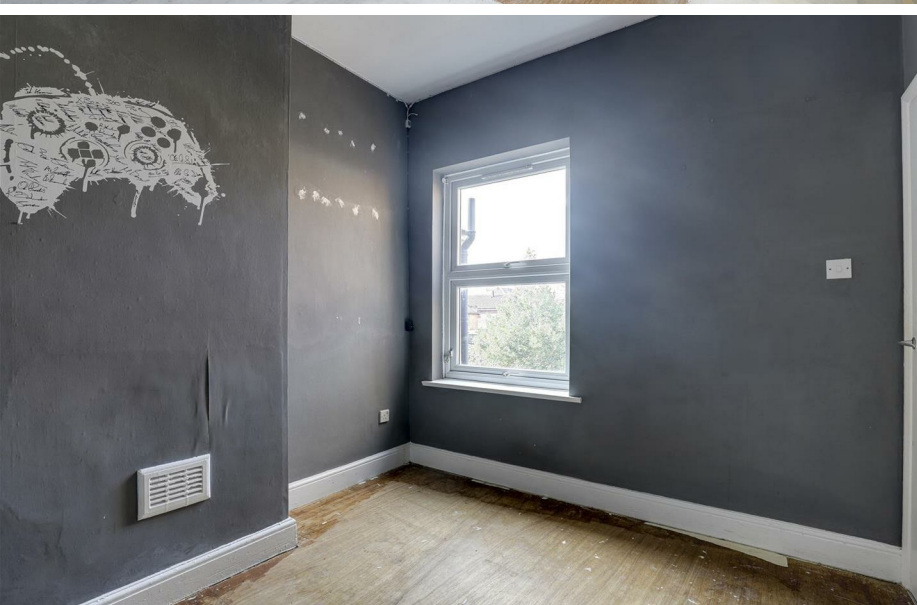
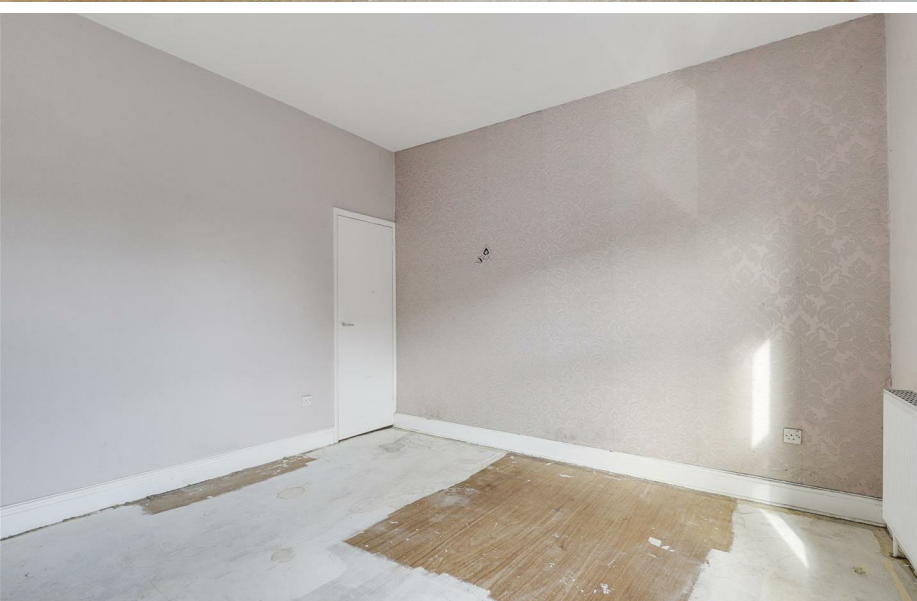
## NO UPWARD CHAIN...

Offered to the market with no upward chain, this two-bedroom end-terraced house offers plenty of potential for a range of buyers, whether you're a first-time buyer looking to get on the property ladder, an investor, or someone looking for a property you can put your own stamp on. Situated in a convenient location just a short distance from a variety of local amenities, shops, and excellent transport links including access onto the M1 motorway. To the ground floor, the property offers two reception rooms, a fitted kitchen, and access to the rear garden. The first floor features two good-sized bedrooms serviced by a three-piece bathroom suite. Outside, there is on-street parking to the front and a low-maintenance enclosed garden to the rear.

## MUST BE VIEWED







- End-Terrace House
- Two Bedrooms
- Two Reception Rooms
- Fitted Kitchen
- Three-Piece Bathroom Suite
- Storage Space
- Low Maintenance Enclosed Garden
- Ideal First Time Buy
- Sold As Seen











GROUND FLOOR

Living Room

12'0" x 11'9" (3.68m x 3.60m)

The living room has a radiator, a dado rail, coving to the ceiling, a UPVC double-glazed window to the front elevation, an overhead obscure window to the front elevation, and a single door providing access into the accommodation.

Stairs

2'9" x 2'7" (0.84m x 0.79m)

This space has stairs leading to the first floor.

Dining Room

12'4" x 12'0" (3.78m x 3.68m)

The dining room has a radiator, a dado rail, a wall-mounted boiler, and a UPVC double-glazed window to the rear elevation.

Kitchen

8'11" x 7'0" (2.73m x 2.14m)

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink with a mixer tap and drainer, space and plumbing for a washing machine, space for a freestanding cooker, wood-effect flooring, partially tiled walls, a dado rail, a UPVC double-glazed window to the side elevation, and a single UPVC door leading out to the rear elevation.

FIRST FLOOR

Landing

The landing provides access to the first floor accommodation.

Master Bedroom

12'0" x 12'0" (3.68m x 3.67m)

The main bedroom has wood-effect flooring, a radiator, a built-in storage cupboard, and a UPVC double-glazed window to the front elevation.

Bedroom Two

9'7" x 8'11" (2.94m x 2.73m)

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

Bathroom

8'11" max x 6'10" (2.73m max x 2.10m)

The bathroom has a low level flush W/C, a pedestal wash basin with a mixer tap, a panelled bath with a wall-mounted handheld shower fixture, tiled flooring, partially tiled walls, a radiator, a built-in storage cupboard, an extractor fan, and a UPVC double-glazed obscure window to the side elevation.

OUTSIDE

Front

To the front of the property is availability for street parking and gated access to the rear.

Rear

To the rear of the property is a low maintenance garden with an artificial lawn, an outbuilding, a planted border, and fence panelled boundaries.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Heating – Connected to Mains Supply

Septic Tank – No

Broadband Speed - Unavailable

Phone Signal – All 4G and some 5G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Very low risk of flooding

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Please note that this property is corporately owned, and therefore the details provided have not been independently verified. While efforts have been made to ensure accuracy, there is a possibility that the information may not be 100% accurate. Prospective buyers are advised to conduct their own due diligence and verification before making any decisions based on the information provided.

Council Tax Band Rating - Erewash Borough Council - Band A

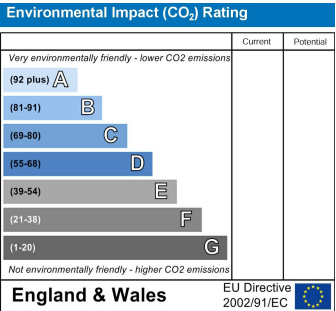
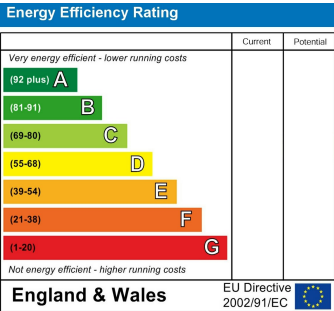
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:  
Property Tenure is freehold.

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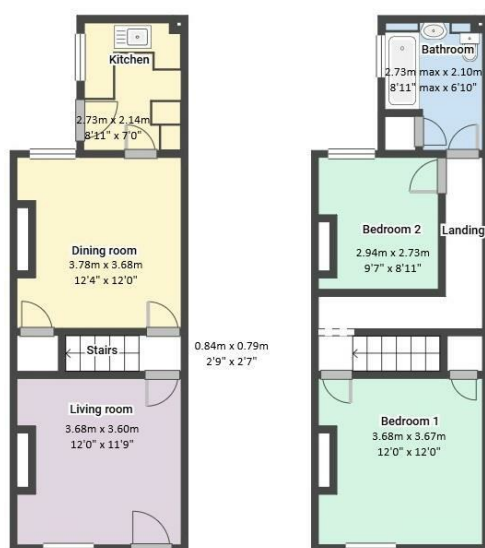
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or 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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**0115 8963 699**

30 Market Place, Long Eaton, NG10 1LT

[longeatonoffice@holdencopley.co.uk](mailto:longeatonoffice@holdencopley.co.uk)

[www.holdencopley.co.uk](http://www.holdencopley.co.uk)

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