

HoldenCopley

PREPARE TO BE MOVED

College Street, Long Eaton, Nottinghamshire NG10 4GT

Offers Over £220,000

College Street, Long Eaton, Nottinghamshire NG10 4GT



BEAUTIFULLY PRESENTED THROUGHOUT...

This beautifully presented semi-detached house offers deceptively spacious accommodation, making it the perfect home for anyone looking to move straight in. Situated in a popular location, the property is within easy reach of local amenities, shops, great schools, and transport links providing convenient access into Nottingham and surrounding areas. To the ground floor, the property comprises an entrance hall, a bay-fronted reception room with a feature fireplace, a modern fitted kitchen open to the dining area with bi-folding doors leading out to the garden, and a convenient W/C. The first floor offers two double bedrooms, with the master benefitting from fitted wardrobes, a contemporary shower room, and access to a boarded loft space providing additional storage. Outside, the front of the property benefits from a double driveway providing ample off-road parking, while to the rear is an impressive south-facing garden featuring multiple patio seating areas — including one with a covered pergola — mature planting, and two useful garden sheds.

MUST BE VIEWED





- Semi-Detached House
- Two Double Bedrooms
- Modern Fitted Kitchen
- Bay Fronted Reception Room With Feature Fireplace
- Ground Floor W/C
- Contemporary Three Piece Shower Room
- Generous South-Facing Garden
- Off-Road Parking
- Popular Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

5'11" x 2'10" (1.82m x 0.88m)

The entrance hall has tiled flooring, a recessed spotlight and a single composite door providing access into the accommodation.

Living Room

14'7" x 14'0" (4.46m x 4.27m)

The living room has a UPVC double-glazed bay window to the front elevation, laminate flooring, a feature fireplace with a decorative surround and a vertical radiator.

Kitchen

13'10" x 9'1" (4.23m x 2.78m)

The kitchen has a range of fitted gloss handleless base and wall units with worktops and a tiled splashback, an integrated oven, fridge and freezer, a stainless steel sink and a half with a drainer and a swan neck mixer tap, tiled flooring, recessed spotlights and a UPVC double-glazed window to the side elevation.

Dining Room

11'1" x 10'5" (3.39m x 3.18m)

The dining room has a full length Aluminium double-glazed window to the side elevation, tiled flooring, a radiator, a built-in cupboard and Aluminium bi-folding doors out to the garden.

W/C

2'9" x 4'11" (0.84m x 1.52m)

This space has a low level flush W/C with an integrated wash basin and a tiled splashback, tiled flooring, a built-in cupboard and a wall-mounted boiler.

FIRST FLOOR

Landing

6'2" x 13'11" (1.88m x 4.25m)

The landing has a UPVC double-glazed window to the side elevation, carpeted flooring, a radiator, coving and access into the boarded loft space via a drop-down ladder.

Master Bedroom

9'2" x 12'0" (2.80m x 3.66m)

The main bedroom has a UPVC double-glazed window to the front elevation, LVT flooring, a radiator and built-in floor to ceiling wardrobes with drawers.

Bedroom Two

9'1" x 8'9" (2.79m x 2.68m)

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

Bathroom

8'5" x 4'8" (2.57m x 1.44m)

The bathroom has a low level concealed flush W/C, a vanity style wash basin, a fitted shower enclosure with a mains-fed over the head rainfall shower and a hand-heled shower, tiled flooring, partially tiled walls, a vertical radiator, recessed spotlights and a UPVC double-glazed obscure window to the rear elevation.

SECOND FLOOR

Loft Space

14'0" x 11'4" (4.27m x 3.46m)

The loft space has a skylight window, carpeted flooring, a radiator and lighting.

OUTSIDE

Front

To the front is a double driveway, wall-mounted CCTV cameras and a single wooden gate providing rear access.

Rear

To the rear is a private south-facing garden with various paved patio seating areas, one of which has a sheltered garden pergola, various plants, mature shrubs and trees, two sheds 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 +

Very low chance of flooding

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

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.

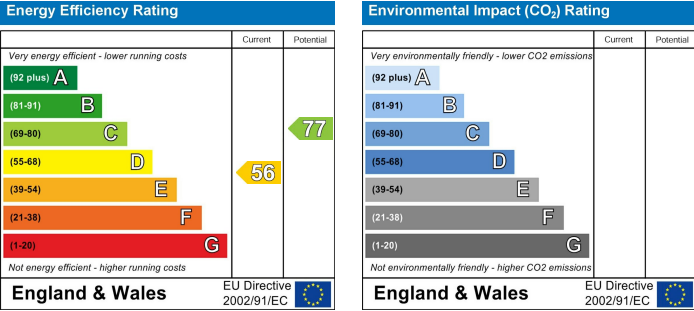
The vendor has advised the following:

Property Tenure is Freehold

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 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.

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.





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.
© HoldenCopley

0115 8963 699

30 Market Place, Long Eaton, NG10 1LT

longeatonoffice@holdencopley.co.uk

www.holdencopley.co.uk