

# HoldenCopley

PREPARE TO BE MOVED

Dovedale Avenue, Long Eaton, Derbyshire NG10 3HU

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**Guide Price £250,000 - £270,000**



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NO UPWARD CHAIN...

Offered with no upward chain, this mid-terraced home presents a fantastic opportunity for buyers to put their own stamp on a property in a well-established residential area. The location provides excellent access to a range of local amenities including shops, schools, and leisure facilities, alongside superb transport links via the M1, making it ideal for commuters. The ground floor opens with a welcoming porch and entrance hall, leading into a spacious living room featuring a charming feature fireplace and a bright, open flow into the dining room. The dining room benefits from access into a conservatory, providing an additional versatile space flooded with natural light. The fitted kitchen to the rear offers practical storage and workspace, with direct access into the south-facing rear garden. Upstairs, the property offers four well-proportioned bedrooms and a three-piece shower room, providing plenty of space for families or guests. Externally, the front of the property features a gravelled area with planted borders, courtesy lighting, and a driveway with direct access into the garage. The rear garden enjoys a sunny, south-facing aspect and includes a lawn, shed, gated access to the garage, and is fully enclosed by fence panels, providing a private outdoor space.

MUST BE VIEWED







- Mid Terraced House
- Four Bedrooms
- Living Room
- Dining Room
- Conservatory
- Fitted Kitchen
- Three-Piece Shower Room
- Garage & Driveway
- No Upward Chain
- Must Be Viewed











GROUND FLOOR

Porch

5'6" x 2'2" (1.68m x 0.67m)

The porch has carpeted flooring, and sliding obscure glass panelled doors opening to the front garden.

Entrance Hall

11'3" x 6'2" (3.45m x 1.89m)

The entrance hall has carpeted flooring, a radiator, a wall-mounted alarm key pad, and a door providing access into the accommodation.

Living Room

12'11" x 10'3" (3.95m x 3.13m)

The living room has a UPVC double glazed window to the front elevation, a feature fireplace, a TV point, a radiator, carpeted flooring, and open access into the dining room.

Dining Room

10'9" x 9'0" (3.28m x 2.75m)

The dining room has carpeted flooring, a radiator, and sliding patio doors opening to the conservatory.

Conservatory

10'2" x 9'3" (3.11m x 2.82m)

The conservatory has carpeted flooring, a UPVC double glazed surround, and sliding patio doors opening to the rear garden.

Kitchen

10'9" x 7'3" (3.28m x 2.23m)

The kitchen has a range of fitted base and wall units with worktops, a composite sink and half with a mixer tap and drainer, space for a freestanding cooker, space for a fridge freezer, space and plumbing for a washing machine and dishwasher, tiled splashback, vinyl flooring, a UPVC double glazed window to the side elevation, and a UVC door opening to the rear garden.

FIRST FLOOR

Landing

7'10" x 6'5" (2.39m x 1.96m)

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

Bedroom One

21'4" x 7'5" (6.51m x 2.27m)

The first bedroom has dual aspect windows, a radiator, and carpeted flooring.

Bedroom Two

13'4" x 8'0" (4.08m x 2.45m)

The second bedroom has a UPVC double glazed window to the front elevation, a radiator, a range of fitted furniture including wardrobes, over head cupboards and a dressing table, and carpeted flooring.

Bedroom Three

10'9" max x 9'10" (3.30m max x 3.02m)

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

Bedroom Four

10'4" x 6'5" (3.16m x 1.98m)

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

Shower Room

6'3" x 5'8" (1.93m x 1.74m)

The shower room has a UPVC double glazed obscure window to the rear elevation, a low level flush W/C, a pedestal wash basin, a shower enclosure with a wall-mounted shower fixture, a chrome heated towle rail, floor-to-ceiling tiling, and vinyl flooring.

OUTSIDE

Front

To the front of the property is a gravelled area, with planted borders, courtesy lighting, and driveway with access into the garage.

Garage

16'4" approx x 8'2" (5.00m approx x 2.50m)

The garage has a window to the side elevation, a door opening to the rear garden ample storage, and a roller door.

Rear

To the rear of the property is a south-facing garden with a lawn, a shed, access into the garage, 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 B

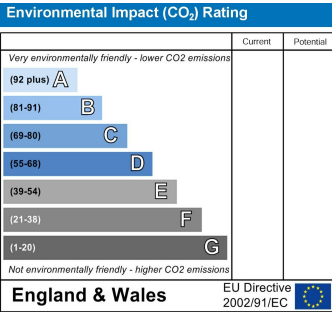
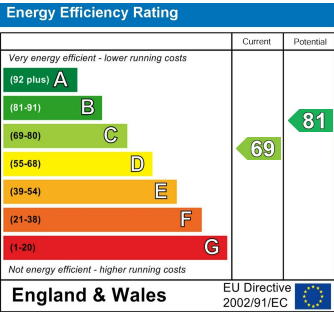
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The vendor has advised the following:  
Property Tenure is Freehold

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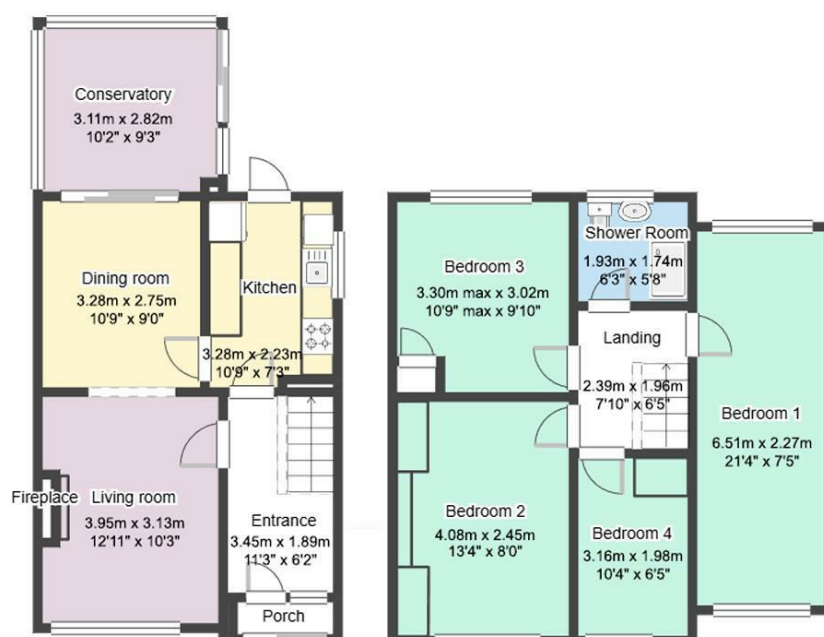
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

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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