

HoldenCopley

PREPARE TO BE MOVED

College Street, Long Eaton, Nottinghamshire NG10 4GW

Offers Over £240,000

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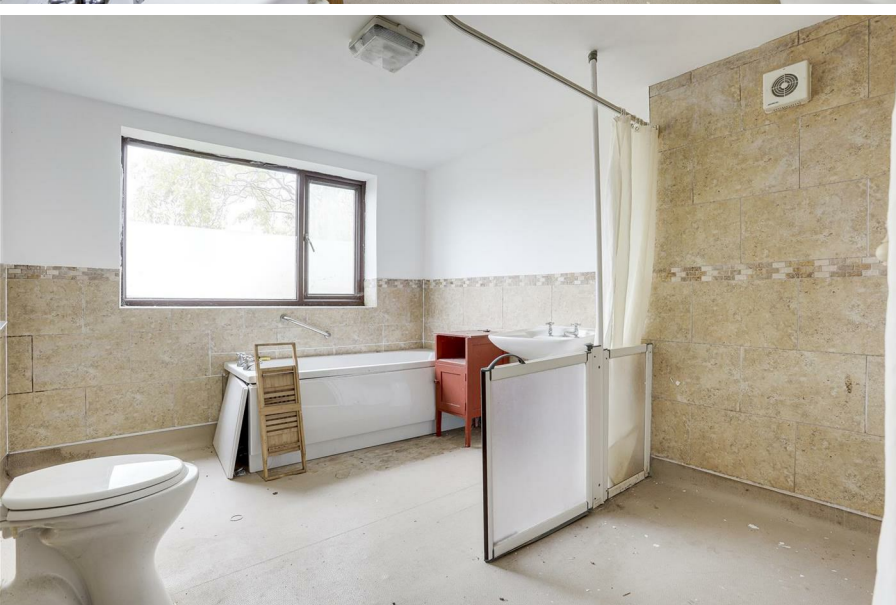


NO UPWARD CHAIN...

Offered to the market with no upward chain, this charming three-bedroom semi-detached property is ready for a buyer looking for a renovation opportunity to create their dream home. Boasting characterful features, generous proportions, this home is situated within close proximity to local schools, amenities, transport links, and picturesque open spaces. The ground floor comprises an entrance hall, a living room with a feature fireplace and bay window, and a dining room with an exposed brick fireplace and French doors opening onto the rear garden. The fitted kitchen includes base and wall units with wooden worktops, a Belfast-style double sink, tiled flooring, and exposed brick walls. To the first floor, the landing gives access to three bedrooms, a dressing room, and a four-piece bathroom suite with a panelled bath, pedestal sink, W/C, and electric shower. Outside, the front of the property offers off-street parking and gated access to the rear. The enclosed rear garden features an artificial lawn, a shed, greenery, and hedged boundaries.

MUST BE VIEWED





- Semi-Detached House
- Three Bedrooms
- Living Room With Feature Fireplace
- Dining Room With Exposed Brick Fireplace
- Spacious Fitted Kitchen
- Dressing Room
- Four Piece Bathroom Suite
- Off-Street Parking
- Private Enclosed Rear Garden
- Must Be Viewed





GROUND FLOOR

Entrance Hall

11'0" x 6'3" (3.37m x 1.91m)

The entrance hall has wood-effect flooring, a radiator, two UPVC double-glazed windows to the front elevation, and a single door providing access into the accommodation.

Living Room

12'4" x 11'3" (3.76m x 3.45m)

The living room has wood-effect flooring, a feature fireplace with a decorative surround and a hearth, a radiator, a picture rail, a UPVC double-glazed bay window to the front elevation, and open access to the dining room.

Dining Room

17'10" x 14'5" (5.45m x 4.40m)

The dining room has wood-effect flooring, a feature exposed brick fireplace, a picture rail, and double French doors leading out to the rear garden.

Kitchen

11'10" x 9'5" (3.62m x 2.88m)

The kitchen has fitted base and wall units with wooden worktops, a ceramic Belfast-style double sink with a mixer tap, tiled flooring, exposed brick walls, a radiator, and two UPVC double-glazed windows to the side and rear elevation.

FIRST FLOOR

Landing

8'4" x 6'7" (2.55m x 2.03m)

The landing has wood-effect flooring, a UPVC double-glazed window to the side elevation, access to the loft, and access to the first floor accommodation.

Master Bedroom

13'1" x 11'5" (4.01m x 3.48m)

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

Bedroom Two

11'10" x 10'11" (3.63m x 3.35m)

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

Bedroom Three

8'2" x 6'2" (2.50m x 1.89m)

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

Dressing Room

7'1" x 6'5" (2.17m x 1.97m)

The dressing room has wood-effect flooring and access to the bathroom.

Bathroom

11'3" x 9'4" (3.45m x 2.85m)

The bathroom has a low level flush W/C, a pedestal wash basin, a panelled bath, a wall-mounted electric shower fixture, partially tiled walls, a radiator, an extractor fan, and a UPVC double-glazed window to the rear elevation.

OUTSIDE

Front

To the front of the property is a driveway providing off-street parking, a tree, gated access to the rear, and boundaries made up of fence panelling and brick wall.

Rear

To the rear of the property is a private enclosed garden with an artificial lawn, a shed, log cabin, ample greenery, hedged boundaries.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Heating – Connected to Mains Supply

Septic Tank – No

Broadband Speed - Ultrafast - 1800 Mbps (Highest available download speed)

220 Mbps (Highest available upload speed)

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 – 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 B

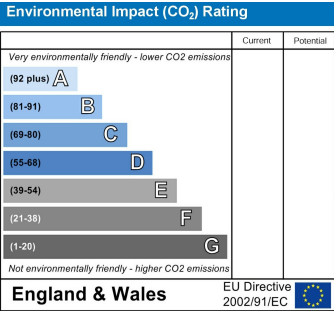
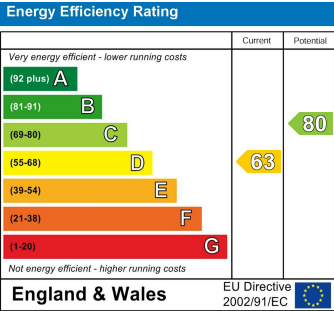
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

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

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 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.

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.



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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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