

# HoldenCopley

PREPARE TO BE MOVED

Oakland Avenue, Long Eaton, Nottingham NG10 3JL

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Offers Over £195,000



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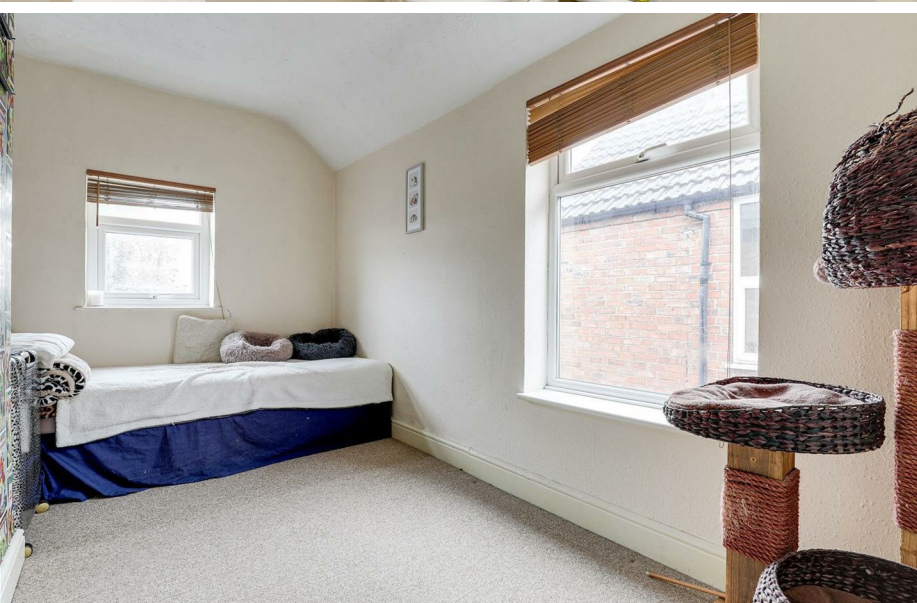
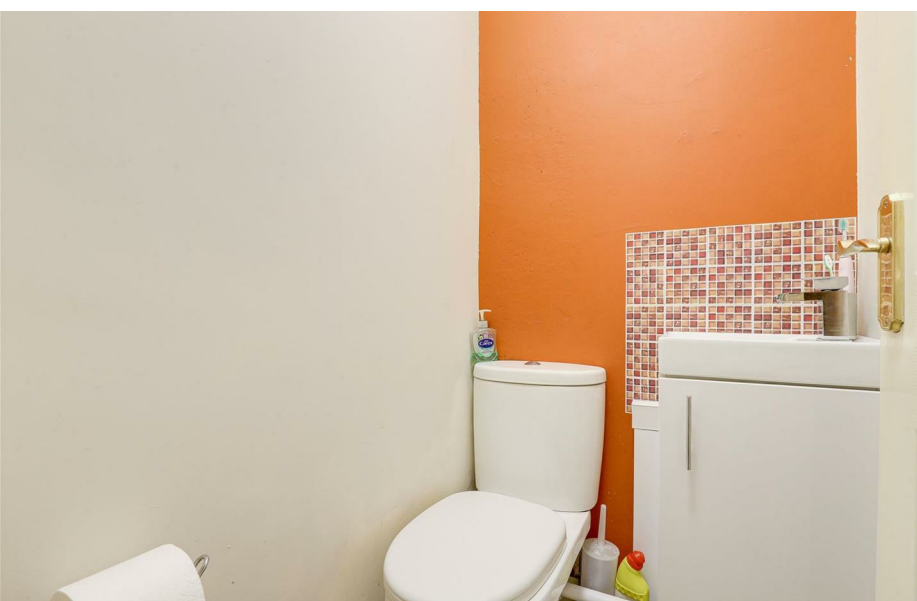
## IDEAL FOR FIRST TIME BUYERS...

Introducing this conveniently located three-bedroom mid-terraced house, nestled in a popular area, with its excellent commuting links, close proximity to the train station, schools, and a range of local amenities. Upon entering, you'll find a well-laid-out ground floor with two generously sized reception rooms. The spacious living room and dining room provide versatile spaces for both relaxation and formal dining. The open access to the well-presented fitted kitchen enhances the flow of the living space. Completing the ground floor is a convenient three-piece bathroom suite, adding to the practicality of this home. Moving to the first floor, you'll discover two spacious double bedrooms, each offering ample space for furnishings and personalisation, additionally, a single bedroom. The front of the property benefits from on-street parking. The rear garden is designed with low maintenance in mind, offering a tranquil outdoor space that's perfect for enjoying the fresh air without the hassle of extensive upkeep.

MUST BE VIEWED







- Mid-Terraced House
- Three Bedrooms
- Two Reception Rooms
- Modern Fitted Kithcen
- Ground Floor Bathroom Suite
- Low Maintenance Garden
- On-Street Parking
- Well Presented Throughout
- Popular Location
- Must Be Viewed











## GROUND FLOOR

### Living Room

11'9" x 13'10" (3.60m x 4.23m)

The living room has wood flooring, a radiator, coving to the ceiling, an original open feature fireplace, a UPVC double-glazed window to the front elevation with a window seat and a single UPVC door providing access into the accommodation.

### Dining Room

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

The dining room has wood flooring, a radiator, coving to the ceiling, open access into the kitchen and a UPVC double-glazed window to the rear elevation.

### Kitchen

16'3" x 6'10" (4.96m x 2.10m)

The kitchen has a range of fitted high-gloss wood-effect base and wall units with worktops, a ceramic sink and half with a drainer and a swan neck mixer tap, space and plumbing for a dishwasher and a washing machine, an integrated gas hob, an integrated oven, coving to the ceiling, a vertical radiator, tiled flooring with underfloor heating, a UPVC double-glazed window to the side elevation and a single UPVC door providing access to the rear garden.

### Bathroom

6'2" x 7'3" (1.90m x 2.23m)

The bathroom has a low level dual flush W/C, a wall-mounted wash basin, a panelled bath with a wall-mounted electric shower feature, recessed spotlights, a heated towel rail, tiled walls, tiled flooring with underfloor heating and a UPVC double-glazed obscure window to the rear elevation.

## FIRST FLOOR

### Landing

The landing has carpeted flooring, a radiator and access to the first floor accommodation.

### Master Bedroom

11'4" x 11'11" (3.47m x 3.64m)

The main bedroom has carpeted flooring, a radiator, coving to the ceiling, a original open fireplace and a UPVC double-glazed window to the front elevation.

### Bedroom Two

8'10" x 12'2" (2.70m x 3.73m)

The second bedroom has carpeted flooring, a radiator, a original open fireplace, an in-built storage cupboard providing access to a boarded loft with courtesy lighting and a UPVC double-glazed window to the rear elevation.

### Bedroom Three

12'6" x 7'1" (3.83m x 2.17m)

The third bedroom has carpeted flooring, a radiator and two UPVC double-glazed windows to the side and rear elevations.

### W/C

3'11" x 3'1" (1.20m x 0.96m)

This space has a low level dual flush W/C, a vanity wash basin with storage, tiled splashback and carpeted flooring.

## OUTSIDE

### Front

The front of the property has a low maintenance brick-walled garden with access to on-street parking.

### Rear

The rear of the property is a private and enclosed low maintenance garden with a paved patio area, a stoned pebbled area, a decked area and fence panelling.

## 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.

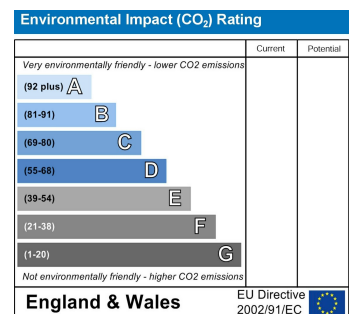
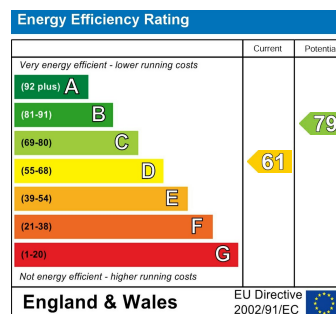
The vendor has advised the following:

Property Tenure is Freehold

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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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# Oakland Avenue, Long Eaton, Nottingham NG10 3JL

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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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