

HoldenCopley

PREPARE TO BE MOVED

The Hollows, Long Eaton, Nottinghamshire NG10 2ES

£280,000

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NO UPWARD CHAIN...

A fantastic opportunity to purchase this detached home, offered with no upward chain and ready for a buyer to add their own personal touch. Perfectly suited to a range of purchasers, this property benefits from access to local amenities and excellent transport links, making it an ideal family home or project for those looking to create their dream property. The ground floor comprises a welcoming entrance hall, providing access to the spacious living room, which offers a comfortable space for relaxing or entertaining. The fitted kitchen leads through to the dining room, providing a practical and versatile space for family meals. Also on the ground floor is a three-piece bathroom suite. To the first floor are three well-proportioned bedrooms, each offering scope to personalise and enhance. Externally, the front of the property features a planted area with a variety of established plants and shrubs, as well as a driveway with double gated access leading to the rear. The rear garden is enclosed and low-maintenance, featuring a patio area, fence and hedge boundaries, gated access to the front garden, and a gate leading directly into the garage.

MUST BE VIEWED





- Detached House
- Three Bedrooms
- Two Reception Rooms
- Fitted Kitchen
- Ground Floor Three-Piece Bathroom Suite
- Driveway & Garage
- Enclosed Rear Garden
- Excellent Transport Links
- No Upward Chain
- Must Be Viewed





GROUND FLOOR

Entrance Hall

18'4" x 8'7" (5.60m x 2.63m)

The entrance hall has a UPVC double glazed window to the side elevation, carpeted flooring, a radiator, and a UPVC door providing access into the accommodation.

Living Room

15'11" x 10'11" (4.86m x 3.34m)

The living room has a UPVC double glazed window to the front elevation, a radiator, a feature fireplace, coving to the ceiling, and carpeted flooring.

Dining Room

11'9" x 10'11" (3.60m x 3.33m)

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

Kitchen

9'4" x 8'6" (2.86m x 2.61m)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink with a mixer tap and drainer, an integrated oven, gas ring hob and extractor fan, space and plumbing for a washing machine, space for an under-counter fridge freezer, a wall-mounted boiler, a radiator, tiled splashback, wood-effect flooring, a UPVC double glazed window to the rear elevation, and a UPVC door providing access to the side elevation and rear garden.

Bathroom

7'4" x 5'4" (2.24m x 1.65m)

The bathroom has a UPVC double glazed window to the side elevation, a low level flush W/C, a pedestal wash basin, a panelled bath with a wall-mounted electric shower fixture, a heated towel rail, floor-to-ceiling tiling, and vinyl flooring.

FIRST FLOOR

Landing

13'11" x 8'7" (4.25m x 2.63m)

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

Bedroom One

13'10" x 12'7" (4.23m x 3.86m)

The first bedroom has a UPVC double glazed window to the front elevation, a radiator, fitted wardrobes, a TV point, and carpeted flooring.

Bedroom Two

13'10" x 8'11" (4.22m x 2.73m)

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

Bedroom Three

9'5" x 6'7" (2.88m x 2.02m)

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

OUTSIDE

Front

To the front of the property is a planted area with various established plants and shrubs, and a driveway with double gated access to the rear garden.

Rear

To the rear of the property is an enclosed, low-maintenance garden featuring a patio area, fence and hedge boundaries, gated access to the front garden, and a door leading into the garage.

Garage

The garage has a door opening to the rear garden, ample storage, and an up-and-over door opening onto the driveway.

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

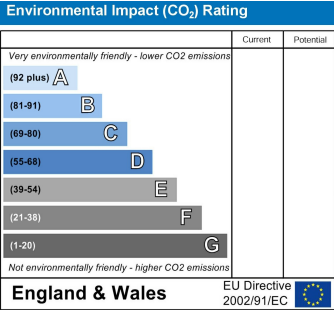
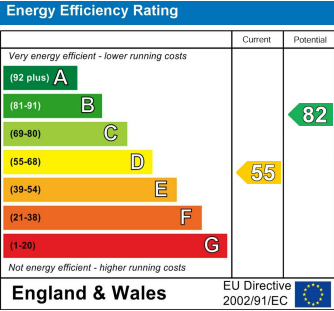
Council Tax Band Rating - Erewash Borough Council - Band G
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold

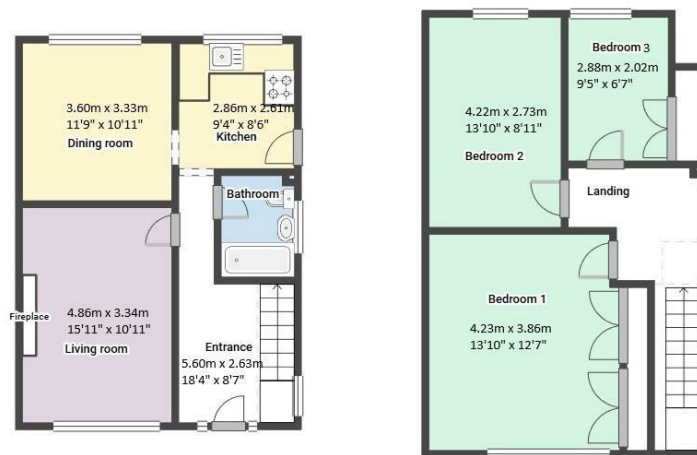
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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to 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.

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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This floorplan is for illustrative purposes only.

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0115 8963 699

30 Market Place, Long Eaton, NG10 1LT

longeatonoffice@holdencopley.co.uk

www.holdencopley.co.uk

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