

# HoldenCopley

PREPARE TO BE MOVED

Bonsall Street, Long Eaton, Nottingham NG10 2AJ

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£750 PCM

## LOCATION, LOCATION LOCATION...

This beautifully presented one-bedroom mid-terrace house offers spacious and modern accommodation across two floors, ideal for couples or working professionals. Situated in the sought-after area of Long Eaton, it is conveniently close to local shops, eateries, and excellent transport links to both Nottingham and Derby City Centres. The ground floor features a generous living room with a decorative fireplace and a contemporary fitted kitchen complete with integrated appliances, space for freestanding appliances and a handy pantry. Upstairs, the property boasts a large double bedroom, a stylish three-piece bathroom suite and a versatile dressing room. Externally, there is on-street parking at the front and a low-maintenance enclosed rear garden with access to an outhouse, perfect for storage or summer use. Offered unfurnished and available for immediate occupancy.

AVAILABLE NOW!





- Mid Terrace House
- One Bedroom
- Spacious Living Room
- Modern Fitted Kitchen
- In-Built Storage Throughout
- Dressing Room & Utility
- Three Piece Bathroom Suite
- On-Street Parking Available
- Popular Location
- 360 Virtual Tour

ACCOMMODATION

GROUND FLOOR

Living Room

12'2" x 10'9" (3.73m x 3.29m)

The living room has wood effect laminate flooring, beading to the walls, decorative fireplace, beading to the walls, radiator, UPVC double glazed window and a single UPVC door providing access into the accommodation

Kitchen

12'2" max x 10'9" (3.73m max x 3.28m)

The kitchen has wood effect laminate flooring, partially tiled walls, a range of fitted wall and base units with fitted worksurfaces, breakfast bar, stainless steel sink and a half with a drainer and mixer taps, integrated oven with gas hobs and an extractor fan, in-built storage cupboard/pantry, UPVC double glazed window and a single UPVC door providing access to the rear garden

Utility

8'10" x 3'0" (2.71m x 0.92m)

The utility has wood effect laminate flooring, space and plumbing for a washing machine, a range of shelves and an obscure window

FIRST FLOOR

Landing

2'7" x 2'5" (0.81m x 0.74m)

The landing has carpeted flooring, smoke alarm, loft hatch and provides access to the first floor accommodation

Bedroom

12'2" x 10'8" (3.73m x 3.27m)

The bedroom has carpeted flooring, radiator and a UPVC double glazed window

Dressing Room

7'7" x 5'4" (2.33m x 1.64m)

The dressing room has carpeted flooring, a range of fitted shelves and a radiator

Bathroom

7'7" x 6'5" (2.33m x 1.98m)

The bathroom has wood effect laminate flooring, partially tiled walls, low level dual flush WC, pedestal washbasin with taps, wall mounted chrome heated towel rail, panelled bath with mixer taps, shower over and a shower screen and a UPVC double glazed obscure window


OUTSIDE


FRONT

To the front is availability for on street parking

REAR

To the rear is an enclosed low maintenance garden with a paved seating area, outhouse access and a planter with a fence surround and gated access

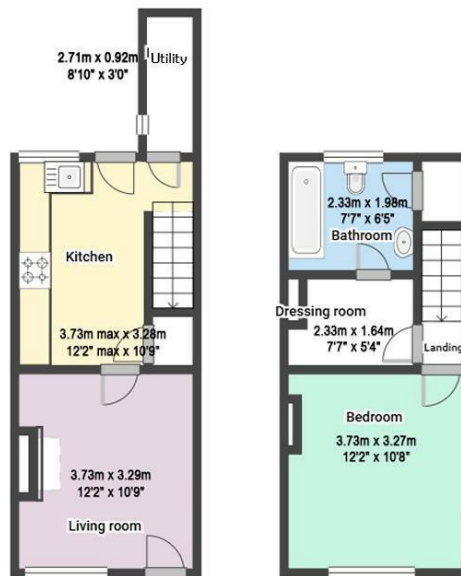
| Energy Efficiency Rating                    |   |           |
|---|---|-----------|
|   | Current   | Potential |
| Very energy efficient - lower running costs |   |           |
| (92 plus) A                                 |   |           |
| (81-91) B                                   |   |           |
| (69-80) C                                   |   |           |
| (55-68) D                                   |   |           |
| (39-54) E                                   |   |           |
| (21-38) F                                   |   |           |
| (1-20) G                                    |   |           |
| Not energy efficient - higher running costs |   |           |
|   | 70  | 77        |
| England & Wales                             | EU Directive 2002/91/EC  |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |   |           |
|---|---|-----------|
|   | Current   | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |   |           |
| (92 plus) A   |   |           |
| (81-91) B   |   |           |
| (69-80) C   |   |           |
| (55-68) D   |   |           |
| (39-54) E   |   |           |
| (21-38) F   |   |           |
| (1-20) G  |   |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |   |           |
|   |   |           |
| England & Wales   | EU Directive 2002/91/EC  |           |



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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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