



6 Britannia Road, Long Eaton

£120,000 – £130,000 Freehold

End-Terraced House • Two Double Bedrooms • Front Living Room • Fitted Kitchen • Separate Utility Room • Three Piece Bathroom Suite • Low Maintenance Garden • Brick Storage Space • Sold As Seen • Must Be Viewed



GUIDE PRICE: £120,000 – £130,000

NO UPWARD CHAIN...

Offered to the market with no upward chain and sold as seen, this two-bedroom mid-terraced house presents an excellent opportunity for first-time buyers, investors or anyone looking for a property they can update and make their own. The accommodation comprises a living room, fitted kitchen, utility room and useful storage room to the ground floor, with two bedrooms and a bathroom upstairs. Outside is an enclosed, low-maintenance rear garden featuring paved, decked and gravelled areas, together with established greenery. Situated in Long Eaton, the property is within easy reach of local shops, schools, transport links and everyday amenities. Early viewing is highly recommended to appreciate the potential on offer.

MUST BE VIEWED

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



GROUND FLOOR

Living Room

11' 4" x 12' 0" (3.45m x 3.65m)

The living room has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, a fitted meter cupboard, and a single UPVC door providing access into the accommodation.

Kitchen

14' 11" x 12' 0" (4.55m x 3.66m)

The kitchen has a range of fitted base and wall units with rolled-edge worktops, space for a cooker and other various appliances, a stainless steel sink with a swan neck mixer tap and drainer, tiled splashback, tiled flooring, a radiator, and a UPVC double-glazed window to the rear elevation.

Utility Room

8' 11" x 7' 5" (2.71m x 2.25m)

The utility room has a fitted rolled-edge worktop, space and plumbing for utility appliances, a wall-mounted BAXI boiler, tiled flooring, tiled splashback, a radiator, a UPVC double-glazed window to the side elevation, and a single UPVC door providing access to the garden.

Storage Room

8' 4" x 6' 7" (2.54m x 2.00m)

FIRST FLOOR

Landing

15' 2" x 2' 7" (4.63m x 0.80m)

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

Master Bedroom

11' 11" x 11' 3" (3.63m x 3.42m)

The main bedroom has a UPVC double-glazed window to the front elevation, exposed flooring, an in-built cupboard, and a radiator.

Bedroom Two

11' 6" x 8' 9" (3.50m x 2.67m)

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

Bathroom

8' 11" x 7' 3" (2.71m x 2.22m)

The bathroom has a low level flush WC, a pedestal wash basin, a panelled bath with a handheld shower head, an in-built cupboard, wood-effect flooring, waterproof splashback, a radiator, and a UPVC double-glazed obscure window to the rear elevation.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92+) A			(92+) A		
(81-91) B			(81-91) B		
(69-80) C		78	(69-80) C		75
(55-68) D	61		(55-68) D	58	
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales			England, Scotland & Wales		

Front Garden

To the front of the property is on-street parking, with a paved pathway leading to the entrance door.

Rear Garden

To the rear is an enclosed, low-maintenance garden featuring paved, decked and gravelled areas, with established climbing plants, mature greenery and access to a useful brick-built storage room.

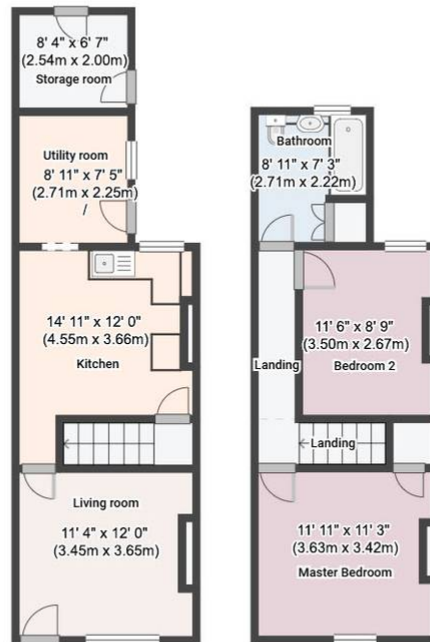
ADDITIONAL INFORMATION

Broadband Speed - Ultrafast available - 1800 Mbps (download) 220 Mbps (upload) | Phone Signal - Mostly Good 4G / 5G coverage | Electricity - Mains Supply | Water - Mains Supply | Heating - Gas Central Heating - Connected to Mains Supply | Sewage - Mains Supply | Flood Risk Area - Low risk | Construction - Brick | Mining Area - Potentially located on a coalfield. No further mining report is currently required for this property according to Mining Remediation Authority records. | Council Tax Band Rating - Erewash Borough Council - Band A | Tenure: Freehold |

DISCLAIMER

Please note that this property is corporately owned, and therefore the details provided have not been independently verified. While efforts have been made to ensure accuracy, there is a possibility that the information may not be 100% accurate. Prospective buyers are advised to conduct their own due diligence and verification before making any decisions based on the information provided.

HoldenCopley, their clients and employees 1: 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.



This floorplan is for illustrative purposes only.

All measurements, positions of walls, doors, windows, fittings and appliances are approximate, not to scale and should not be relied upon as a statement of fact. HoldenCopley, their clients and employees are not authorised to make or give any representations or warranties in relation to the property. No responsibility is taken for any statement that may be made in these particulars, which do not form part of any offer or contract. Areas, measurements and distances are approximate. Text, photographs and plans are for guidance only and may not be comprehensive. Planning, building regulation or other consents should not be assumed, and no services or equipment have been tested. Purchasers must make their own investigations before entering any agreement.