

HoldenCopley

PREPARE TO BE MOVED

Friar Street, Long Eaton, Derbyshire NG10 1BZ

Guide Price £140,000

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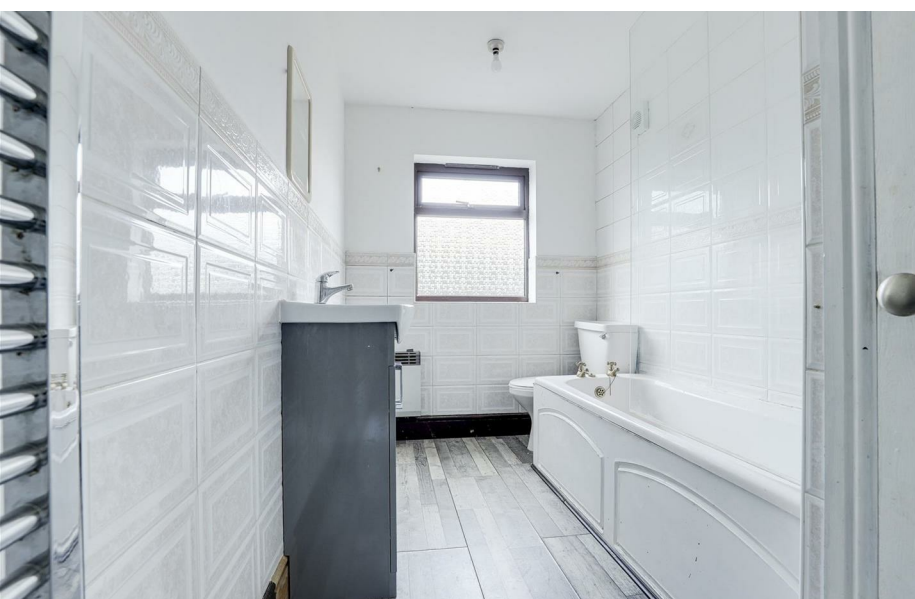
GUIDE PRICE £140,000 - £150,000

NO UPWARD CHAIN...

Offered to the market with no upward chain, this two bedroom terraced house is ideal for a wide range of buyers, whether you're a first-time buyer ready to get onto the property ladder, a small family looking for a cosy home to call your own, or an investor seeking a well-placed opportunity to upgrade their portfolio! Situated in a popular and convenient location with easy access to various local amenities including shops, schools and excellent transport links including the M1 motorway and links to Nottingham City Centre and Derby City Centre. Internally, the ground floor of the home boasts two reception rooms, each with a feature fireplace, and a fitted kitchen with access to the rear garden. Upstairs, the first floor of the home offers two double bedrooms, one of which features an in-built mirrored sliding door wardrobe, serviced by a three piece bathroom suite. Externally, the front of the home offers street parking, meanwhile the rear garden is low maintenance and features a paved patio seating area, blue slate chipped areas, and a shed for additional outdoor storage.

MUST BE VIEWED





- Mid Terrace Home
- Two Double Bedroom
- Living Room With Feature Fireplace
- Dining Room With Feature Fireplace
- Fitted Kitchen
- Three Piece Bathroom Suite
- Low Maintenance Garden
- Ideal For First Time Buyer
- No Upward Chain
- Must Be Viewed





GROUND FLOOR

Living Room

12'4" x 11'4" (3.78m x 3.46m)

The living room has wooden floorboards, a feature exposed brick fireplace with a hearth, a radiator, a dado rail, coving to the ceiling, a UPVC double-glazed window to the front elevation, an overhead UPVC double-glazed window to the front elevation, and a single UPVC door leading into the accommodation.

Hall

2'7" x 2'7" (0.80m x 0.79m)

The hall has a dado rail and understairs storage.

Dining Room

11'11" x 11'4" (3.65m x 3.46m)

The dining room has wood-effect flooring, carpeted stairs, a radiator, a feature fireplace with a decorative surround and a hearth, coving to the ceiling, and a UPVC double-glazed window to the rear elevation.

Kitchen

6'3" x 15'11" (1.93m x 4.87m)

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink with taps and a drainer, an integrated oven and gas hob with a concealed extractor fan, space and plumbing for a washing machine, wood-effect flooring, partially tiled walls, a radiator, two UPVC double-glazed windows to the side and rear elevations, and a single door leading out to the rear garden.

FIRST FLOOR

Landing

2'11" x 14'11" (0.91m x 4.57m)

The landing has carpeted flooring and provides access to the first floor accommodation.

Master Bedroom

11'11" x 11'3" (3.65m x 3.45m)

The master bedroom has carpeted flooring, a radiator, a built-in mirrored sliding door wardrobe, coving to the ceiling, and a UPVC double-glazed window to the front elevation.

Bedroom Two

8'0" x 11'11" (2.45m x 3.64m)

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

Bathroom

11'2" x 5'9" (3.41m x 1.76m)

The bathroom has a low level flush W/C, a vanity style wash basin with a mixer tap, a panelled bath with a wall-mounted handheld electric shower fixture, wood-effect flooring, partially tiled walls, a chrome heated towel rail, a wall-mounted electric heater, a built-in storage cupboard, an extractor fan, and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front of the home is availability for street parking.

Rear

To the rear of the property is a low-maintenance garden with a paved patio seating area, blue slate chipped areas, a shed, gated access for bins, and fence panelled 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 – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Erewash Borough Council - Band A

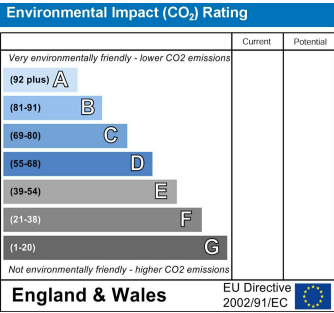
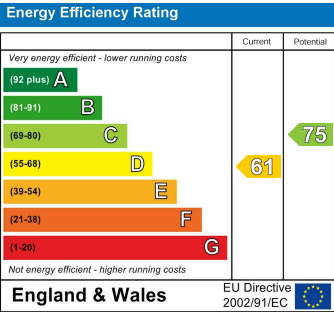
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

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

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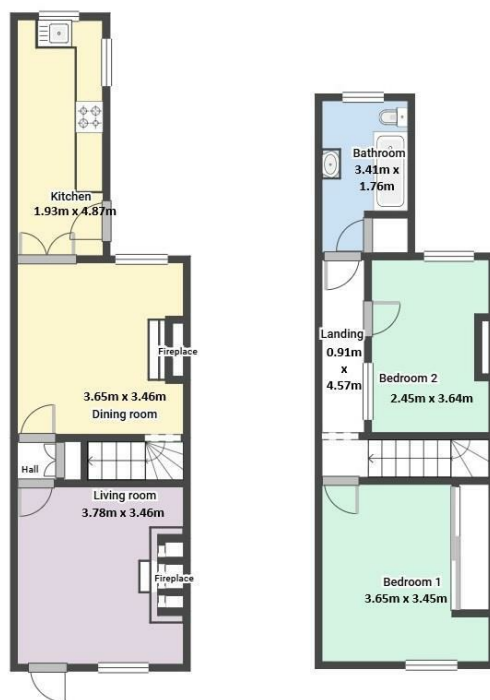
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

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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