

HoldenCopley

PREPARE TO BE MOVED

Vanguard Road, Long Eaton, Derbyshire NG10 1DX

Asking Price £160,000

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NO UPWARD CHAIN...

This two bedroom semi-detached property would be ideal for a range of buyers such as first time buyers or investors alike as the property offers plenty of space and potential throughout and is being sold to the market with no upward chain. Situated in the popular location of Long Eaton, which is host to a range of local amenities such as shops, eateries and excellent transport links with Long Eaton train station just a short walk away with direct routes to Nottingham, Derby and London as well as being just a short distances from the River Trent and Trent Lock Golf and Country Club. To the ground floor of the property is an entrance hall, a spacious living room and a kitchen diner, to the first floor of the property are two bedrooms serviced by a three piece bathroom suite. Outside to the front of the property is a driveway to provide off road parking, to the rear is a private enclosed garden with a lawn and a paved patio area.

MUST BE VIEWED





- Semi-Detached
- Two Bedrooms
- Kitchen Diner
- Spacious Lounge
- Three Piece Bathroom Suite
- Off Road Parking
- Private Rear Garden
- Close To Local Amenities
- No Upward Chain
- Must Be Viewed





GROUND FLOOR

Entrance Hall

4*7" x 10*9" (1.4 x 3.3)

The entrance hall has carpeted flooring, a radiator, a UPVC double glazed front door and window panel and provides access into the accommodation

Living Room

14*1" x 10*9" (4.3 x 3.3)

The living room has carpeted flooring, a radiator, an in-built cupboard and a UPVC double glazed window to the front elevation

Kitchen

14*1" x 9*2" (4.3 x 2.8)

The kitchen has tiled flooring, a range of fitted base and wall units with fitted countertops, a stainless steel sink with a drainer, a wall mounted boiler, partially tiled walls, space for a dining table, a radiator, UPVC double glazed windows to the side and rear elevations and a UPVC door to access the rear garden

FIRST FLOOR

Landing

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

Bedroom One

11*9" x 10*9" (3.6 x 3.3)

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

Bedroom Two

7*6" x 11*9" (2.3 x 3.6)

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

Bathroom

5*10" x 8*6" (1.8 x 2.6)

The bathroom has wooden floorboards, a low level flush WC, a pedestal wash basin with stainless steel mixer taps, a panelled bath with a wall mounted shower fixture, partially tiled walls, a radiator, a shaving power socket, a loft hatch and a UPVC double glazed obscure window to the rear elevation

OUTSIDE

Front

To the front of the property is a lawn, various plants, a driveway to provide off road parking and courtesy lighting

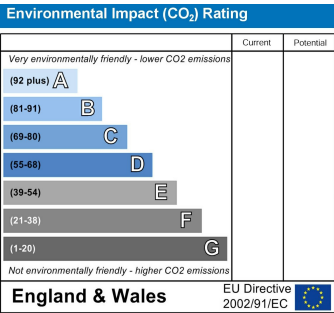
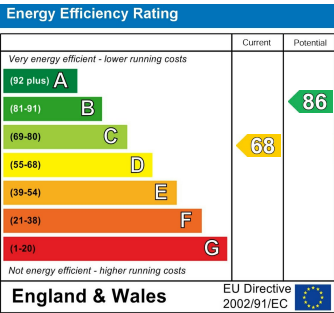
Rear

To the rear of the property is a private enclosed garden with a lawn, a paved patio area, various plants and shrubs, courtesy lighting and panelled fencing

DISCLAIMER

Agents Disclaimer: HoldenCopley, their clients and employees I: 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.

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.





Approx. Gross Internal Area of the Ground floor:
315.92 Sq Ft - 29.35 Sq M
Approx. Gross Internal Area of the Entire Property:
625.92 Sq Ft - 58.15 Sq M

All sizes and areas are approximate and for identification only. Not to scale.
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Approx. Gross Internal Area of the 1st floor:
310 Sq Ft - 28.8 Sq M
Approx. Gross Internal Area of the Entire Property:
625.92 Sq Ft - 58.15 Sq M

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