

HoldenCopley

PREPARE TO BE MOVED

Fox Close, Long Eaton, Derbyshire NG10 1GZ

Guide Price £210,000 - £220,000

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IDEAL FOR FIRST-TIME BUYERS...

This well-presented two-bedroom semi-detached house is an excellent opportunity for first-time buyers, offering a comfortable and modern living space in a popular and convenient location. Situated just a short walk from Long Eaton town centre, the property enjoys easy access to a vibrant array of shops, local eateries, schools, and excellent transport links into Nottingham City Centre. The ground floor begins with a porch leading into a welcoming reception room, perfect for relaxing or entertaining. Adjacent is a fitted kitchen designed to meet your culinary needs. Upstairs, the property boasts two double bedrooms and a stylish bathroom. Externally, the front of the property features a driveway with ample off-road parking for multiple vehicles. The generously sized rear garden is a standout feature, offering a patio seating area ideal for outdoor dining, a large lawn and access to a garage for additional storage.

MUST BE VIEWED!





- Semi-Detached House
- Two Double Bedrooms
- Reception Room
- Modern Kitchen
- Stylish Bathroom
- Driveway & Garage
- Generous Sized Rear Garden
- Well-Presented Throughout
- Popular Location
- Must Be Viewed





GROUND FLOOR

Porch

4'6" x 4'0" (1.39 x 1.22)

The porch has laminate wood-effect flooring and a single composite door providing access into the accommodation.

Living Room

18'0" x 12'7" (5.51 x 3.84)

The living room has laminate wood-effect flooring, carpeted stairs, a radiator, recessed spotlights, a feature fireplace and a UPVC double-glazed bay window to the front elevation.

Kitchen

12'7" x 8'1" (3.84 x 2.47)

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a composite sink and a half with a drainer and a mixer tap, an integrated oven, hob & extractor fan, space and plumbing for a washing machine, tumble dryer and dishwasher, a radiator, partially tiled walls, recessed spotlights, tiled flooring, a UPVC double-glazed window to the rear elevation and a single UPVC door providing access to the rear garden.

FIRST FLOOR

Landing

6'0" x 2'11" (1.83 x 0.90)

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

Master Bedroom

12'7" x 8'2" (3.84 x 2.50)

The main bedroom has carpeted flooring, a radiator, fitted wardrobes and two UPVC double-glazed windows to the front elevation.

Bedroom Two

12'7" x 7'3" (3.84 x 2.21)

The second bedroom has carpeted flooring, a radiator, an in-built storage cupboard and two UPVC double-glazed windows to the front elevation.

Bathroom

7'3" x 6'1" (2.23 x 1.86)

The bathroom has a low level dual flush W/C, a wash basin, a panelled bath with an overhead rainfall shower, a heated towel rail, partially tiled walls, tiled flooring, recessed spotlights, access to the loft and a UPVC double-glazed obscure window to the side elevation.

OUTSIDE

Front

To the front of the property is a driveway providing off-road parking, a gravel area, gated access to the rear garden and courtesy lighting.

Rear

To the rear of the property is an enclosed garden with a paved patio area, a gravel area, a shed, a lawn, a variety of plants and shrubs, mature trees, access to the garage and fence panelling boundaries.

DISCLAIMER

Council Tax Band Rating -Erewash Borough Council- Band B

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

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.

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.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Openreach, Virgin Media

Broadband Speed - Ultrafast Broadband available with the highest

download speed at 1800Mbps & Highest upload speed at 6Mbps

Phone Signal – Good coverage of Voice, 4G & 5G

Sewage – Mains Supply

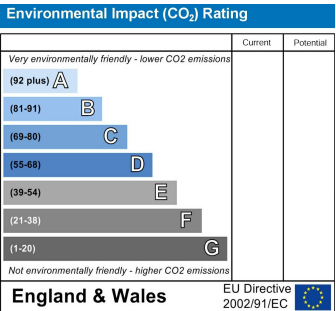
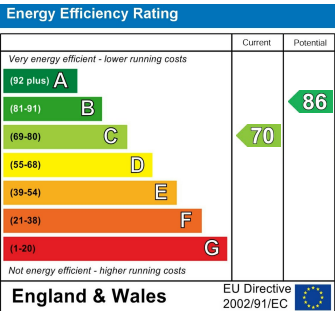
Flood Risk – No flooding in the past 5 years - The government website states this is a high risk flood area.

Flood Defenses – No

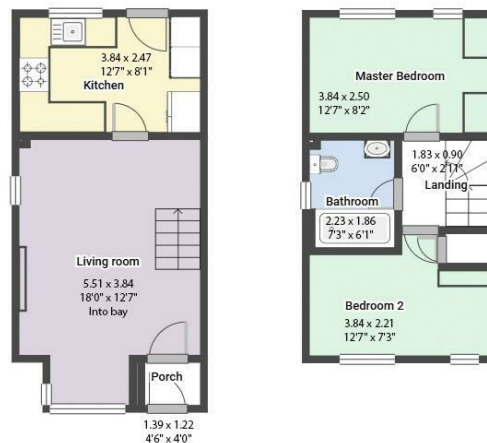
Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No



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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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