

HoldenCopley

PREPARE TO BE MOVED

Briar Gate, Long Eaton, Nottinghamshire NG10 4BN

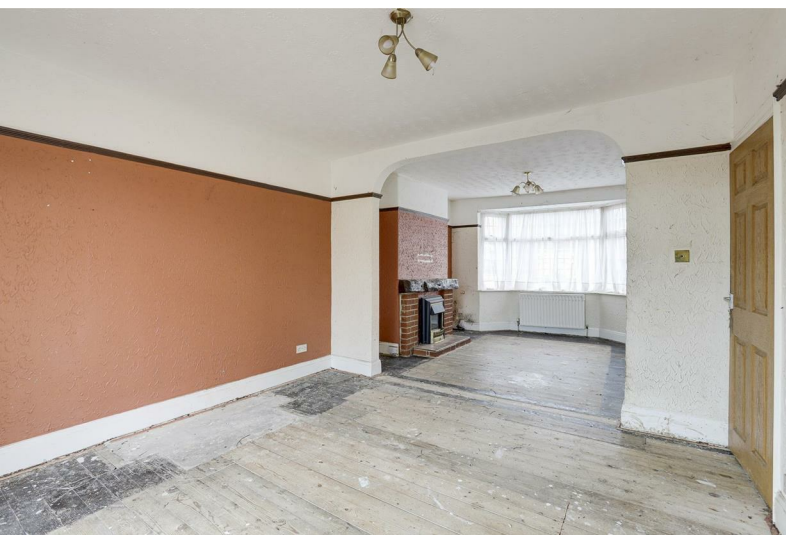
Guide Price £230,000 - £250,000

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FANTASTIC RENOVATION OPPORTUNITY...

This three-bedroom semi-detached house offers a fantastic opportunity for a wide range of buyers looking to renovate, add value and create a home to their own taste. Situated in a popular location, the property benefits from being close to local shops, excellent schools and convenient transport links, making it ideal for families and professionals alike. To the ground floor, there is an enclosed porch leading into a entrance hall, a bay-fronted reception room open to the dining area with French doors opening out to the rear garden, and a well-appointed fitted kitchen. A further rear porch also provides garden access through double French doors, while a home office and a W/C complete the ground floor accommodation. The first floor carries three bedrooms serviced by a three-piece bathroom suite, along with access to the loft for additional storage. Outside, the property offers a driveway to the front providing off-road parking, while to the rear there is a generous, well-sized garden featuring a paved patio area and a lawn, offering plenty of potential to landscape. This property is bursting with potential and presents a fantastic opportunity for anyone looking to modernise and personalise a home in a well-connected location.

MUST BE VIEWED



- Semi-Detached House
- Three Bedrooms
- Well Appointed Fitted Kitchen
- Three Reception Rooms
- Ground Floor W/C
- Three Piece Bathroom Suite
- Off-Road Parking
- Generous Rear Garden
- Popular Location
- No Upward Chain

GROUND FLOOR

Porch
5'10" x 2'0" (1.80m x 0.61m)
The porch has UPVC double French doors.

Entrance Hall
11'6" x 5'10" (3.53m x 1.80m)
The entrance hall has wood-effect flooring, a radiator, a plate rail and a single UPVC door providing access into the accommodation.

Living Room
12'4" x 11'11" (3.77m x 3.65m)
The living room has a UPVC double-glazed bay window to the front elevation, exposed wooden floorboards, a radiator, a feature fireplace with a wooden mantle, brick surround and tiled hearth, a picture rail and open access into the dining room.

Dining Room
11'11" x 11'11" (3.65m x 3.65m)
The dining room has exposed wooden floorboards, a radiator, a picture rail and UPVC double French doors out to the garden.

Kitchen
11'3" x 10'11" (3.43m x 3.34m)
The kitchen has a range of fitted shaker style base and wall units with worktops and a tiled splashback, an integrated double oven, a gas hob with an extractor hood, a sink and a half with a drainer, space and plumbing for a washing machine, tiled flooring, a radiator, a UPVC double-glazed window to the rear elevation and a single wooden door providing front access.

Porch
6'4" x 5'7" (1.95m x 1.72m)
The porch has tiled flooring and UPVC double French doors providing access out to the garden.

W/C
3'9" x 2'4" (1.16m x 0.72m)
This space has a low level flush W/C, tiled flooring and an extractor fan.

Office
11'0" x 6'7" (3.37m x 2.02m)
The office has a UPVC double-glazed window to the side elevation and a radiator.

FIRST FLOOR

Landing
8'1" x 7'11" (2.48m x 2.42m)
The landing has a UPVC double-glazed window to the side elevation, exposed wooden floorboards, coving and provides access to the first floor accommodation.

Master Bedroom
14'3" x 10'1" (4.35m x 3.08m)
The main bedroom has a UPVC double-glazed window to the front elevation, exposed wooden floorboards, a radiator and a picture rail.

Bedroom Two
11'11" x 8'11" (3.65m x 2.73m)
The second bedroom has a UPVC double-glazed window to the rear elevation, exposed wooden floorboards, a radiator and a picture rail.

Bedroom Three
8'2" x 8'0" (2.51m x 2.44m)
The third bedroom has a UPVC double-glazed window to the front elevation, exposed wooden floorboards and a radiator.

Bathroom
5'11" x 5'11" (1.81m x 1.81m)
The bathroom has a low level flush W/C, a pedestal wash basin, a fitted bath with a mains-fed shower, exposed wooden floorboards, partially tiled walls, a heated towel rail and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front
To the front is a driveway for one vehicle.

Rear
To the rear is a generous garden with a paved patio, a lawn, mature shrubs and fence-panelled boundaries.

ADDITIONAL INFORMATION
Electricity – Mains Supply
Water – Mains Supply
Heating – Gas Central Heating – Connected to Mains Supply
Septic Tank – No
Broadband – Fibre
Broadband Speed - Ultrafast Download Speed 1800 Mbps and Upload Speed 220 Mbps
Phone Signal – All 4G & 5G, some 3G available
Sewage – Mains Supply
Flood Risk – No flooding in the past 5 years +
Very low chance of flooding
Flood Defenses – No
Non-Standard Construction – No
Any Legal Restrictions – No
Other Material Issues – No

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.



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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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