

# HoldenCopley

PREPARE TO BE MOVED

Denacre Avenue, Nottingham, NG10 2BJ

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Guide Price £150,000

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GUIDE PRICE: £150,000 - £170,000

IDEAL FIRST-TIME BUY OR INVESTMENT OPPORTUNITY...

Offered to the market with no upward chain, this well-presented mid-terrace house is situated in a popular residential area within Long Eaton, close to a range of local amenities, shops, excellent transport links, and schools. The property offers spacious and versatile accommodation throughout, making it a great opportunity for first-time buyers or investors alike. To the ground floor, the property comprises an entrance hall, a cosy living room, a generous dining room, and a modern fitted kitchen and access to the rear garden. The first floor offers two well-proportioned double bedrooms serviced by a contemporary three-piece bathroom suite. Outside, the front of the property offers a gravelled area with hedge boundaries and on-street parking, while to the rear is a private enclosed garden featuring a lawn, paved seating area, and gravelled section – perfect for outdoor entertaining or relaxing.

MUST BE VIEWED





- Mid Terrace Property
- Two Double Bedrooms
- Cosy Living Room
- Spacious Dining Room
- Modern Fitted Kitchen
- Three Piece Bathroom Suite
- Private Enclosed Garden
- Ideal For First Time Buyers
- Investment Opportunity
- Must Be Viewed





## GROUND FLOOR

### Entrance Hall

3'1" x 2'7" (0.94m x 0.80m)

The entrance hall has carpeted flooring and stairs, and a UPVC door leading into the property.

### Living Room

11'2" x 11'2" (3.41m x 3.42m)

The living room has wood-effect flooring, a radiator, and a UPVC double-glazed window to the front elevation.

### Dining Room

14'3" x 11'3" (4.36m x 3.43m)

The dining room has tiled flooring, two built-in storage cupboards, a radiator, a UPVC double-glazed window to the rear elevation, and open access into the kitchen.

### Kitchen

11'2" x 7'0" (3.41m x 2.14m)

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink and a half with a swan neck mixer tap and drainer, an integrated oven and electric hob with an extractor fan, space and plumbing for a washing machine, space for a fridge freezer, tiled flooring, partially tiled walls, a wall-mounted combi boiler, recessed spotlights, UPVC double-glazed windows to the side and rear elevations, and a UPVC door leading out to the rear garden.

## FIRST FLOOR

### Landing

10'4" x 4'11" (3.15m x 1.52m)

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

### Master Bedroom

15'2" x 11'2" (4.63m x 3.42m)

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

### Bedroom Two

11'2" x 8'10" (3.42m x 2.71m)

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

### Bathroom

8'4" x 4'11" (2.56m x 1.52m)

The bathroom has a low level flush W/C, a pedestal wash basin with a mixer tap, a double-ended panelled bath with a glass shower screen an electric wall-mounted handheld shower fixture, tiled flooring and walls, a chrome heated towel rail, recessed spotlights, an extractor fan, and a UPVC double-glazed obscure window to the rear elevation.

## OUTSIDE

### Front

To the front of the property is a gravelled area, a hedged boundary, and availability for street parking.

### Rear

To the rear of the property is a private enclosed garden with a lawn, a paved seating area, a gravelled area, gated access, 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 – Please note that this property is subject to restrictive covenants as set out in the title deeds. Prospective purchasers should make their own enquiries regarding any restrictions, obligations, or limitations affecting the property. Neither the seller nor the agent can be held responsible for any breaches or implications of such covenants, and this information does not constitute a legal interpretation of the title.

Other Material Issues – Previous damp issues in the dining room which have been repaired & a 10 year guarantee for the works is available.

## DISCLAIMER

Council Tax Band Rating - Erewash Borough Council - Band A

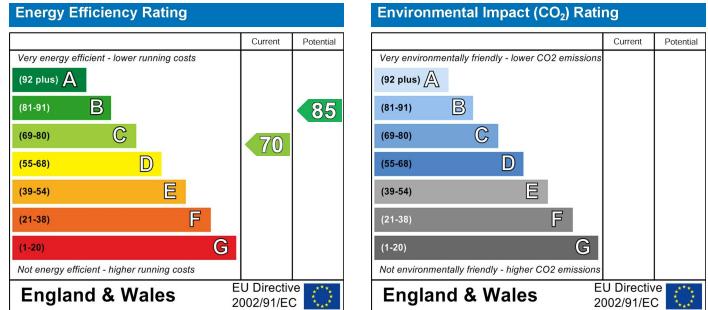
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

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

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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 licence 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.



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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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