

HoldenCopley

PREPARE TO BE MOVED

Roosevelt Avenue, Long Eaton, Derbyshire NG10 3GE

Guide Price £200,000

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GUIDE PRICE: £200,000 - £220,000

NO UPWARD CHAIN...

Located in a popular and well-connected area, and offered to the market with no upward chain, this charming two-bedroom semi-detached house offers the perfect opportunity for a variety of buyers. With easy access to a range of local amenities including shops, schools, and excellent transport links, this property perfectly combines comfort with convenience. Internally, the ground floor boasts a spacious living and dining room, featuring an exposed brick fireplace with a decorative surround, adding character and warmth to the space. Double French doors seamlessly lead into a bright conservatory, creating a wonderful flow for everyday living and entertaining. Completing the ground floor is a fitted kitchen, offering ample storage, included appliances, and convenient side access. Upstairs, the property benefits from two generously-sized double bedrooms, both offering fitted storage solutions. The master bedroom further enjoys the luxury of a walk-in closet. These are serviced by a modern three-piece shower suite. Outside, the property has a low-maintenance enclosed front garden with a paved pathway and gated access leading to the rear. To the rear is a private, enclosed garden complete with a lawned area, a paved patio ideal for outdoor seating, and a decorative gravelled section, perfect for enjoying the warmer months.

MUST BE VIEWED





- Semi-Detached House
- Two Double Bedrooms
- Two Reception Rooms
- Feature Exposed Brick Fireplace
- Fitted Kitchen
- Conservatory
- Three Piece Bathroom Suite
- Ample Fitted Storage Space
- Private Enclosed Garden
- Must Be Viewed





GROUND FLOOR

Entrance Hall

4*2" x 3*8" (max) (1.29m x 1.13m (max))

The entrance hall has wooden flooring, carpeted stairs, in-built overhead cupboards, and a single composite door providing access into the accommodation.

Living/Dining Room

23*11" x 12*7" (max) (7.30m x 3.85m (max))

The living/dining room has wooden flooring, a feature exposed brick fireplace with a decorative surround and a hearth, partially wood panelled walls, a radiator, coving to the ceiling, two UPVC double-glazed windows to the front and rear elevations, and double French doors leading into the conservatory.

Conservatory

9*8" x 8*0" (2.97m x 2.46m)

The conservatory has tiled flooring, a UPVC double-glazed window roof, UPVC double-glazed windows to the rear elevation, and double French doors leading out to the rear elevation.

Kitchen

22*2" x 5*4" (6.77m x 1.65m)

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a sink with a mixer tap and a drainer, a freestanding cooker with an extractor fan, an undercounter fridge and freezer, space and plumbing for a washing machine, tiled flooring, partially tiled walls, a radiator, recessed spotlights, two UPVC double-glazed windows to the rear and side elevations, and a single UPVC door leading out to the side of the property.

FIRST FLOOR

Landing

9*11" x 6*3" (max) (3.04m x 1.91m (max))

The landing has carpeted and wood-effect flooring, a radiator, a UPVC double-glazed window to the side elevation, access to the loft, and provides access to the first floor accommodation.

Master Bedroom

12*2" x 11*0" (3.72m x 3.36m)

The main bedroom has carpeted flooring, fitted wardrobes, a radiator, a UPVC double-glazed window to the front elevation, and access to the walk-in-closet.

Walk-In-Closet

3*11" x 3*2" (1.20m x 0.97m)

The walk-n-closet has wood-effect flooring, fitted storage cupboards, and a UPVC double-glazed window to the front elevation.

Bedroom Two

11*3" x 9*5" (max) (3.44m x 2.88m (max))

The second bedroom has carpeted flooring, an open storage alcove with shelves, a radiator, and a UPVC double-glazed window to the rear elevation.

Bathroom

7*11" x 6*2" (max) (2.42m x 1.88m (max))

The bathroom has a concealed low level dual flush W/C, a vanity style washbasin with a mixer tap, a shower enclosure with a wall-mounted rainfall and handheld shower fixture, wooden flooring, tiled flooring, a radiator, a chrome heated towel rail, fitted overhead storage cupboards, and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front of the property is a paved walkway, a plated area, gated access to the rear, and fence panelled boundaries.

Rear

To the rear of the property is a private enclosed garden with a paved patio seating area, a lawned area, a gravelled area, a storage shed, and boundaries made up of fence panelling and hedges.

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 – Some 5G and all 4G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Medium risk of rivers and seas flooding

Very low risk of surface water flooding

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Erewash Borough Council - Band B

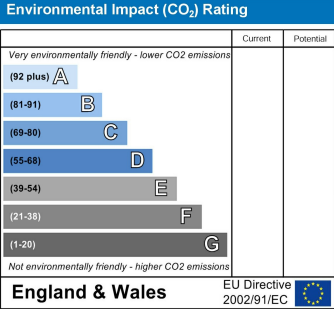
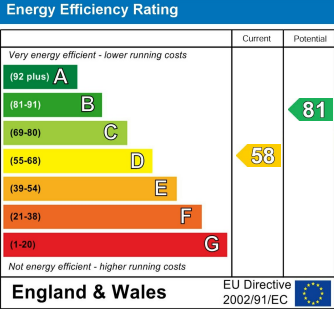
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The vendor has advised the following:
Property Tenure is Freehold.

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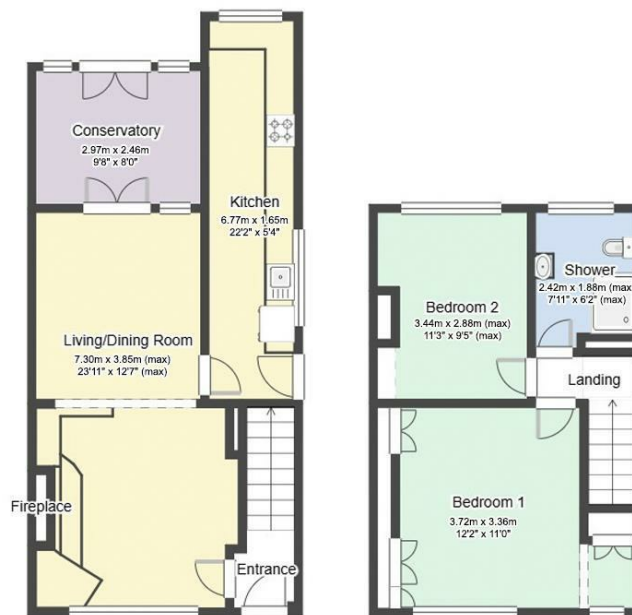
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

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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