

HoldenCopley

PREPARE TO BE MOVED

George Avenue, Long Eaton, Derbyshire NG10 2BP

Guide Price £200,000

George Avenue, Long Eaton, Derbyshire NG10 2BP



GUIDE PRICE £200,000 - £220,000

RENOVATED WITH NO UPWARD CHAIN...

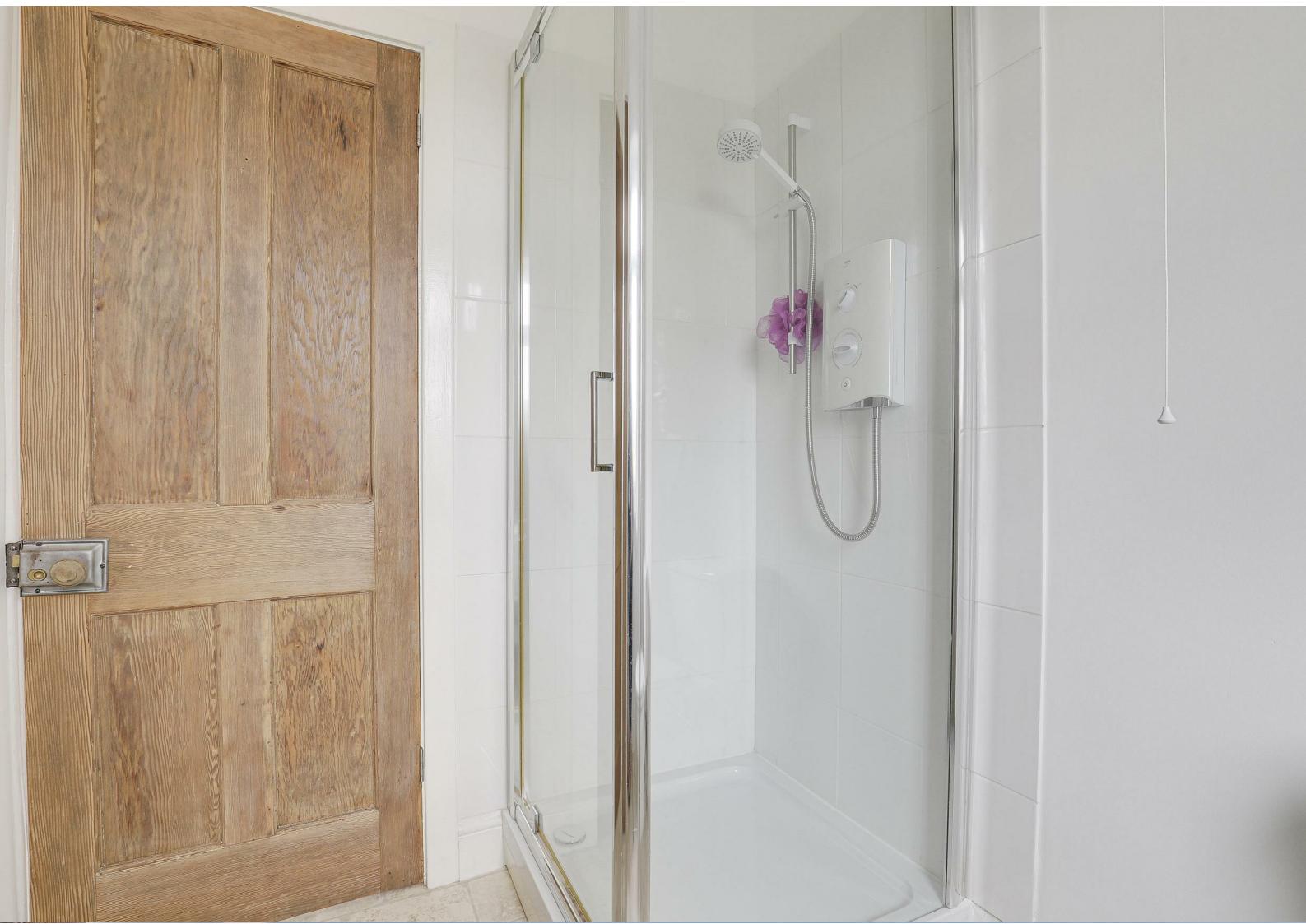
This beautifully renovated three-bedroom semi-detached house is presented to an exceptional standard and is ready to move into, making it an ideal home for families or first-time buyers. The property has been completely updated, featuring a new kitchen, modern bathroom, neutral décor throughout, a new gas boiler with a completely new central heating system, and much more, allowing the next owner to simply move in and enjoy. Situated in the ever-popular Long Eaton area, the property benefits from excellent local amenities, highly regarded schools, and convenient transport links, providing everything a growing family could need. The ground floor comprises a welcoming entrance hall, a bright bay-fronted living room, and a stylish fitted kitchen with pantry cupboard, utility room, and WC. Upstairs, there are three well-proportioned bedrooms, all serviced by a modern shower suite. Externally, the property offers a private, enclosed garden with a lawn and concrete/patio area – perfect for outdoor entertaining, family activities, or simply relaxing in a peaceful setting. With its combination of modern updates, move-in-ready condition, and versatile living space, this home represents an excellent opportunity in a sought-after location.

MUST BE VIEWED





- Renovated Semi-Detached House
- Three Bedrooms
- Bay-Fronted Living Room
- Modern & Spacious Fitted Kitchen With Pantry
- Utility & WC
- Newly Fitted Shower Suite
- Private Rear Garden
- Newly Fitted Gas Boiler & Central Heating System Throughout
- Neutral Decor Throughout
- No Upward Chain





GROUND FLOOR

Entrance Hall

4'3" x 4'0" (1.30m x 1.23m)

The entrance hall has carpeted flooring, a radiator, and a single UPVC door providing access into the accommodation.

Living Room

13'9" x 11'8" (4.20m x 3.58m)

The living room has a UPVC double-glazed bay window to the front elevation, a radiator, exposed beams on the ceiling, and a recessed chimney breast alcove with a feature fireplace.

Kitchen

17'2" x 14'8" (5.25m x 4.48m)

The kitchen has a range of fitted base and wall units with laminate worktops, a composite sink with a swan neck mixer tap and drainer, an integrated oven with an electric hob and extractor fan, space for a fridge freezer, space and plumbing for a slimline dishwasher, tiled splashback, laminate flooring, exposed beams on the ceiling, an in-built pantry cupboard, a UPVC double-glazed window to the side elevation, a single UPVC door and a sliding patio door to access the rear garden.

Pantry

5'10" x 3'0" (1.78m x 0.92m)

The pantry has a fitted base cupboard with shelves, laminate flooring, an extractor fan, and a UPVC double-glazed obscure window to the side elevation.

Utility Room

4'6" x 2'9" (1.39m x 0.85m)

The utility room has a wall-mounted ideal boiler, laminate flooring, and space / plumbing for a washing machine.

WC

5'8" x 2'6" (1.75m x 0.78m)

This space has a low level dual flush WC, a wash basin with a fitted cupboard, a tiled splashback, a chrome heated towel rail, laminate flooring, and a UPVC double-glazed obscure window to the side elevation.

FIRST FLOOR

Landing

6'3" x 6'1" (1.93m x 1.86m)

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

Bedroom One

11'2" x 10'9" (3.42m x 3.28m)

The first bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, and a radiator.

Bedroom Two

11'4" x 10'2" (3.47m x 3.10m)

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

Bedroom Three

9'0" x 6'1" (2.75m x 1.87m)

The third bedroom has a UPVC double-glazed window to the front elevation, exposed beams on the ceiling, carpeted flooring, and a radiator.

Bathroom

6'7" x 5'6" (2.03m x 1.68m)

The bathroom has a low level dual flush WC, a pedestal wash basin, a shower enclosure with a wall-mounted electric shower fixture, tiled splashback, a chrome heated towel rail, an extractor fan, and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front of the property is a low maintenance forecourt with shared access to the rear garden.

Rear

To the rear of the property is a private enclosed garden with concrete and patio, a lawn, a range of mature trees, plants and shrubs, an outdoor tap, and fence panelled boundaries.

ADDITIONAL INFORMATION

Broadband Networks Available - Virgin Media, Openreach

Broadband Speed - Ultrafast available - 1800 Mbps (download) 220 Mbps (upload)

Phone Signal - Good 4G / 5G coverage

Electricity - Mains Supply

Water - Mains Supply

Heating - Gas Central Heating - Connected to Mains Supply

Septic Tank - No

Sewage - Mains Supply

Flood Risk - No flooding in the past 5 years+

Flood Risk Area - Low risk for rivers & sea / very low risk for surface water

Non-Standard Construction - No

Other Material Issues - No

Any Legal Restrictions - No

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

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 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.

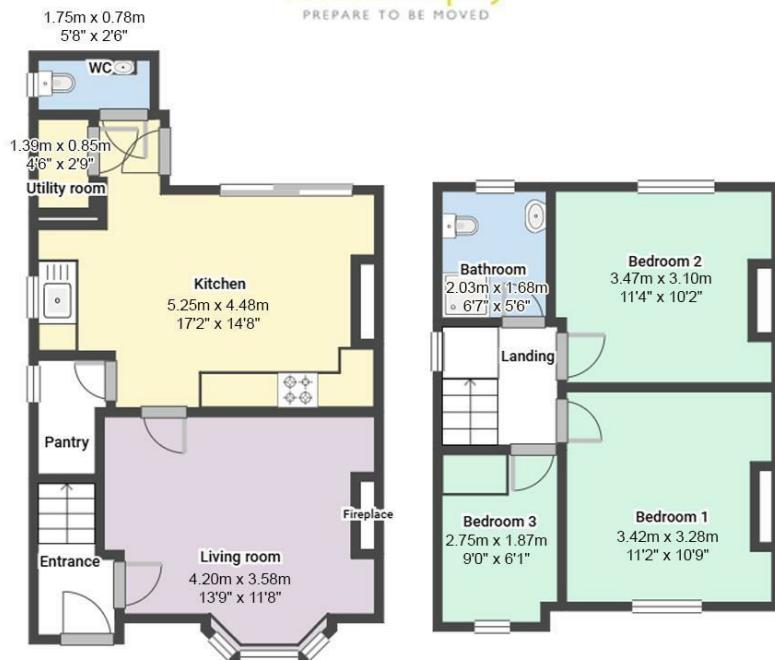
Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC	

HoldenCopley

PREPARE TO BE MOVED



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.
© HoldenCopley

0115 8963 699

30 Market Place, Long Eaton, NG10 1LT

longeatonoffice@holdencopley.co.uk

www.holdencopley.co.uk

Agents Disclaimer: HoldenCopley, their clients and employees 1: 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.