

# HoldenCopley

PREPARE TO BE MOVED

Tamworth Road, Long Eaton, Nottinghamshire NG10 3NA

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Guide Price £200,000

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GUIDE PRICE: £200,000 - £220,000

IDEAL FOR FIRST TIME BUYERS...

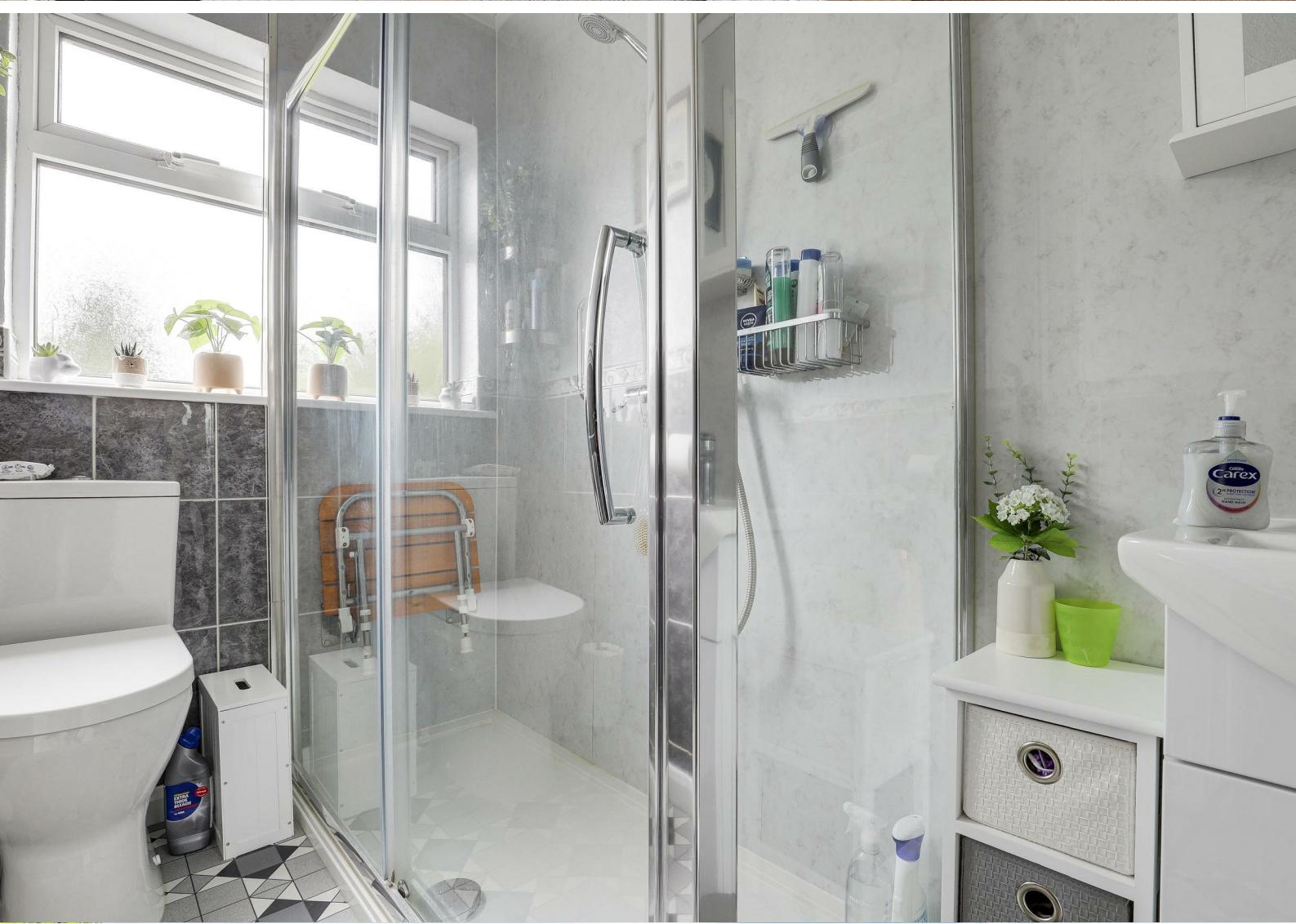
This deceptively spacious three-bedroom semi-detached home is exceptionally well-maintained and would make the perfect purchase for a first-time buyer looking to take that exciting first step onto the property ladder. Situated in a popular location, the property is just a stone's throw away from a range of local amenities, great schools, and fantastic transport links, making it a convenient choice for any buyer. Internally, the ground floor comprises an entrance, a hallway, a bay-fronted living room complete with a feature fireplace, and a separate dining room which also benefits from a feature fireplace and sliding patio doors that lead out to the rear garden. The ground floor is completed by a modern fitted kitchen offering a range of units and ample worktop space. Upstairs, the first floor hosts three well-proportioned bedrooms, including a master bedroom with access to a storage room, offering scope to be converted into an en-suite. There is also a three-piece shower room and access to a partially boarded loft, providing further storage. Outside, the front of the property features a driveway providing off-street parking for two vehicles, while to the rear is a large, private garden offering fantastic potential to extend the home. The garden benefits from two block-paved patio seating areas, a well-maintained lawn, mature shrubs and trees, and a storage garage. This property effortlessly combines space, comfort, and potential, making it a fantastic opportunity for anyone looking to secure a home in a desirable location.

MUST BE VIEWED





- Semi-Detached House
- Three Bedrooms
- Modern Fitted Kitchen
- Two Reception Rooms
- Three Piece Shower Room
- Off-Road Parking
- Storage Garage
- Private Enclosed Rear Garden
- Popular Location
- Must Be Viewed





## GROUND FLOOR

### Entrance

4'5" x 4'0" (1.35m x 1.23m)

The entrance has a UPVC double-glazed window to the side elevation, tiled flooring and a single UPVC door providing access into the accommodation.

### Hallway

16'0" max x 5'4" (4.88m max x 1.64m)

The hallway has a UPVC double-glazed window to the side elevation, carpeted flooring and stairs, a radiator, a built-in cupboard and coving.

### Living Room

12'5" into bay x 11'5" (3.80m into bay x 3.49m)

The living room has a UPVC double-glazed bay window to the front elevation, carpeted flooring, a radiator, a feature fireplace with a decorative surround, a dado rail and coving.

### Dining Room

14'0" x 10'2" (4.27m x 3.10m)

The dining room has carpeted flooring, a radiator, a feature fireplace with a decorative surround, a dado rail, a built-in cupboard, coving and UPVC sliding patio doors providing access out to the garden.

### Kitchen

14'5" x 5'6" (4.41m x 1.69m)

The kitchen has a range of fitted base and wall units with worktops, an integrated oven and dishwasher, a hob with an extractor hood, a stainless steel sink and a half with a drainer and a swan neck mixer tap, space and plumbing for a washing machine, space for a fridge-freezer, tiled flooring, a radiator, partially tiled walls, a UPVC double-glazed window to the side elevation and a single UPVC door providing access out to the garden.

## FIRST FLOOR

### Landing

8'11" x 5'8" (2.74m x 1.74m)

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

### Master Bedroom

12'7" into bay x 12'6" (3.85m into bay x 3.83m)

The main bedroom has a UPVC double-glazed bay window to the front elevation, carpeted flooring, a radiator and access into the storage room.

### Storage Room

10'11" x 3'4" (3.34m x 1.02m)

The storage room has a UPVC double-glazed window to the front elevation, carpeted flooring and a wall-mounted boiler.

### Bedroom Two

11'0" x 10'11" (3.37m x 3.35m)

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

### Bedroom Three

10'2" max x 5'10" (3.12m max x 1.80m)

The third bedroom has a UPVC double-glazed window to the side elevation, carpeted flooring, a radiator and coving.

### Shower Room

7'10" x 4'9" (2.41m x 1.47m)

The shower room has a low level flush W/C, a vanity style wash basin, a fitted shower enclosure with a mains-fed shower, vinyl flooring, a radiator, partially tiled walls, an extractor fan, access into the partially boarded loft and a UPVC double-glazed obscure window to the rear elevation.

## OUTSIDE

### Front

To the front is a driveway for two vehicles, mature shrubs and trees and a single wooden gate providing rear access.

### Rear

To the rear is a private garden with two block paved patio seating area, a lawn, mature shrubs and trees and a storage garage.

## ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central 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 & 5G & some 3G available

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Low risk of flooding

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.

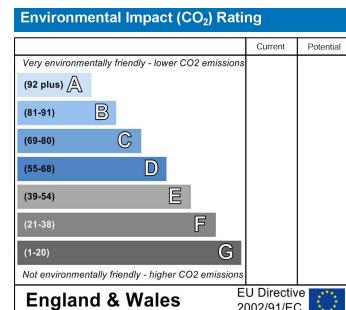
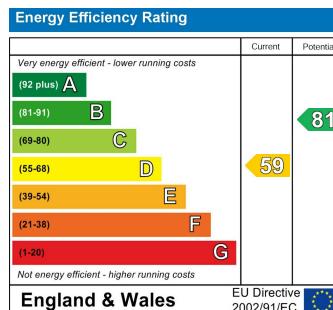
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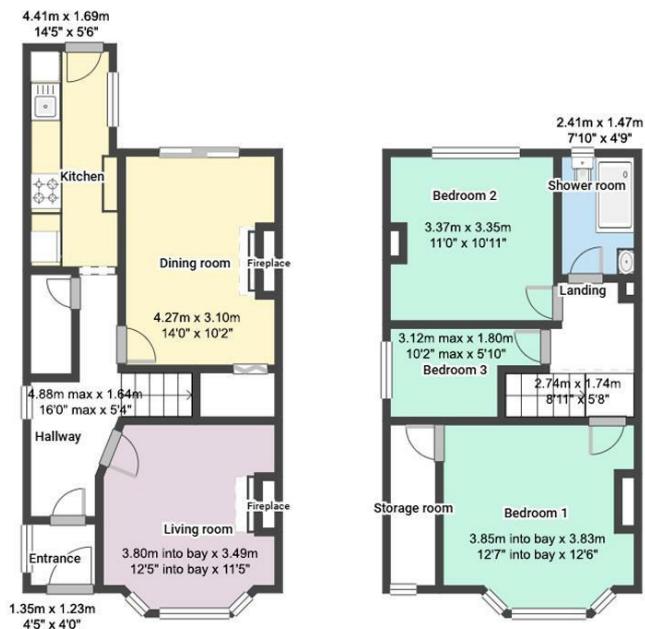
Property Tenure is Freehold

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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 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.

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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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