

HoldenCopley

PREPARE TO BE MOVED

Bennett Street, Long Eaton, Derbyshire NG10 4RB

Guide Price £165,000 - £175,000

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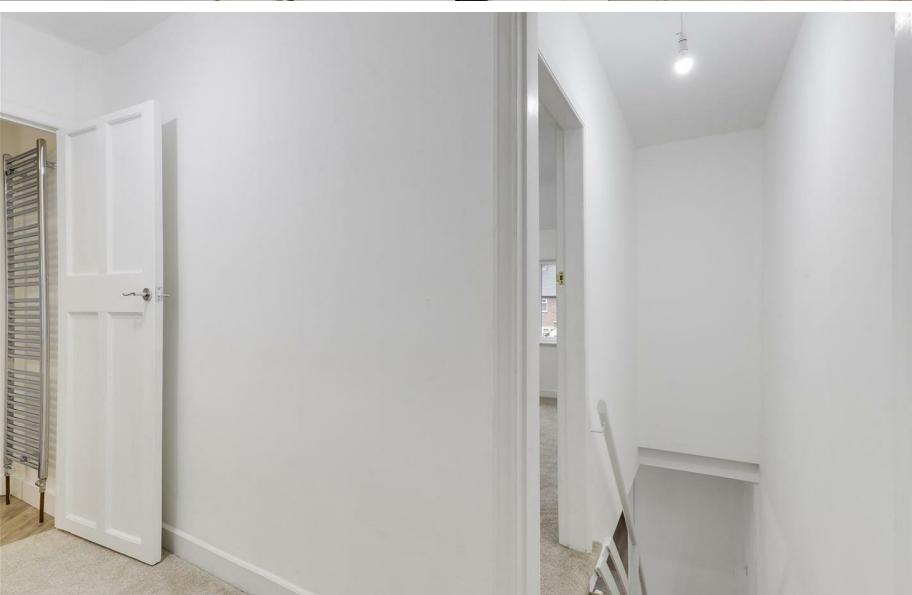
GUIDE PRICE £165,000 - £175,000

NO UPWARD CHAIN...

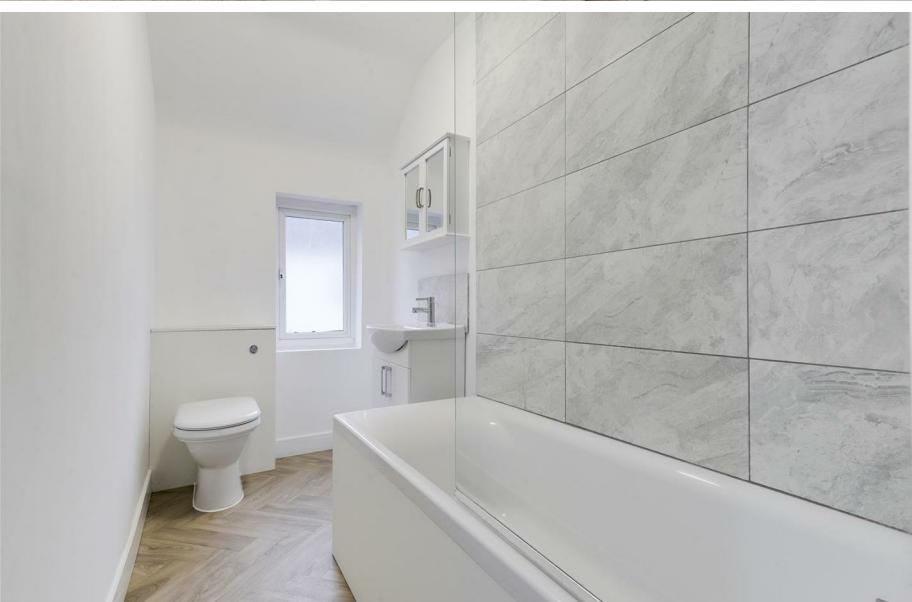
This mid terraced house is situated in a popular residential area, offering easy access to local shops, amenities, and excellent transport links. Ideal for a variety of buyers, the property is being sold with the advantage of no upward chain, making it a straightforward move for first-time buyers, families, or those looking to downsize. Stepping through the front door, you are welcomed into a bright and inviting living room, providing a comfortable space for relaxation and entertaining. The living room flows seamlessly into the dining area, creating a practical and versatile space for family meals or social gatherings. From here, access is granted to the fitted kitchen, which offers plenty of storage and work surface space, while also providing direct access to the rear garden. Upstairs, the property comprises two generously sized double bedrooms, both offering ample space for furnishings, and a modern three-piece bathroom suite completing the first-floor accommodation. Externally, the property benefits from direct kerb access at the front. To the rear, there is an enclosed garden designed for low-maintenance living, featuring a patio area, a lawn, a gravelled border, fence panelled boundaries, an outside tap, and gated access, making it perfect for outdoor entertaining or simply enjoying some fresh air in privacy.

MUST BE VIEWED





- Mid Terraced House
- Two Double Bedrooms
- Living Room
- Dining Room
- Fitted Kitchen
- Three-Piece Bathroom Suite
- Enclosed Rear Garden
- Residential Location
- No Upward Chain
- Must Be Viewed







GROUND FLOOR

Living Room

12'0" x 11'1" (3.68 x 3.38)

The living room has a UPVC double glazed window to the front elevation, a recessed brick built alcove, a radiator, wood-effect flooring, and a UPVC door providing access into the accommodation.

Dining Room

12'2" x 11'0" (3.71 x 3.37)

The dining room has a UPVC double glazed window to the rear elevation, an exposed brick built chimney recess alcove, a radiator, an in-built cupboard, wood-effect flooring, carpeted stairs, and open access into the kitchen.

Kitchen

13'5" x 6'4" (4.10 x 1.94)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink and half with a swan neck mixer tap and drainer, an integrated oven, ceramic hob and extractor hood, a wall-mounted boiler, space and plumbing for a washing machine, wood-effect flooring, two UPVC double glazed windows to the side and rear elevation, and a UPVC door opening to the rear garden.

FIRST FLOOR

Landing

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

Master Bedroom

12'3" x 11'3" (3.74 x 3.43)

The main bedroom has a UPVC double glazed window to the rear elevation, a radiator, an original feature fire place, and carpeted flooring.

Bedroom Two

10'5" x 8'9" (3.18 x 2.68)

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

Bathroom

11'9" x 4'5" (3.59 x 1.36)

The bathroom has a UPVC double glazed obscure window to the front elevation, a concealed dual flush W/C, a vanity-style wash basin, a panelled bath with a wall-mounted shower fixture and shower screen, a chrome heated towel rail, an extractor fan, partially tiled walls, and herringbone-style flooring.

OUTSIDE

Front

To the front of the property is direct kerb access, and access to the rear garden.

Rear

To the rear of the property is an enclosed garden with a patio area, an outside tap, a lawn, a gravelled border, fence panelled boundary, and gated access.

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 1800Mbps and Upload Speed 220Mbps

Phone Signal – Good coverage of Voice, 4G & 5G - Some coverage of 3G
Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – 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 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.

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
Very energy efficient - lower running costs (92 plus) A		88
(81-91) B		
(69-80) C		69
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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

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This floorplan is for illustrative purposes only.

All measurements, positions of walls, doors, windows, fittings and appliances are approximate, not to scale and should not be relied upon as a statement of fact. HoldenCopley, their clients and employees are not authorised to make or give any representations or warranties in relation to the property. No responsibility is taken for any statement that may be made in these particulars, which do not form part of any offer or contract. Areas, measurements and distances are approximate. Text, photographs and plans are for guidance only and may not be comprehensive. Planning, building regulation or other consents should not be assumed, and no services or equipment have been tested. Purchasers must make their own investigations before entering any agreement.

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