

# HoldenCopley

PREPARE TO BE MOVED

The Hollows, Long Eaton, Nottinghamshire NG10 2ES

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£280,000

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NO UPWARD CHAIN...

A fantastic opportunity to purchase this detached home, offered with no upward chain and ready for a buyer to add their own personal touch. Perfectly suited to a range of purchasers, this property benefits from access to local amenities and excellent transport links, making it an ideal family home or project for those looking to create their dream property. The ground floor comprises a welcoming entrance hall, providing access to the spacious living room, which offers a comfortable space for relaxing or entertaining. The fitted kitchen leads through to the dining room, providing a practical and versatile space for family meals. Also on the ground floor is a three-piece bathroom suite. To the first floor are three well-proportioned bedrooms, each offering scope to personalise and enhance. Externally, the front of the property features a planted area with a variety of established plants and shrubs, as well as a driveway with double gated access leading to the rear. The rear garden is enclosed and low-maintenance, featuring a patio area, fence and hedge boundaries, gated access to the front garden, and a gate leading directly into the garage.

MUST BE VIEWED





- Detached House
- Three Bedrooms
- Two Reception Rooms
- Fitted Kitchen
- Ground Floor Three-Piece Bathroom Suite
- Driveway & Garage
- Enclosed Rear Garden
- Excellent Transport Links
- No Upward Chain
- Must Be Viewed





## GROUND FLOOR

### Entrance Hall

18'4" x 8'7" (5.60m x 2.63m)

The entrance hall has a UPVC double glazed window to the side elevation, carpeted flooring, a radiator, and a UPVC door providing access into the accommodation.

### Living Room

15'11" x 10'11" (4.86m x 3.34m)

The living room has a UPVC double glazed window to the front elevation, a radiator, a feature fireplace, coving to the ceiling, and carpeted flooring.

### Dining Room

11'9" x 10'11" (3.60m x 3.33m)

The dining room has a UPVC double glazed window to the rear elevation, a radiator, coving to the ceiling, and wood-effect flooring.

### Kitchen

9'4" x 8'6" (2.86m x 2.61m)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink with a mixer tap and drainer, an integrated oven, gas ring hob and extractor fan, space and plumbing for a washing machine, space for an under-counter fridge freezer, a wall-mounted boiler, a radiator, tiled splashback, wood-effect flooring, a UPVC double glazed window to the rear elevation, and a UPVC door providing access to the side elevation and rear garden.

### Bathroom

7'4" x 5'4" (2.24m x 1.65m)

The bathroom has a UPVC double glazed window to the side elevation, a low level flush W/C, a pedestal wash basin, a panelled bath with a wall-mounted electric shower fixture, a heated towel rail, floor-to-ceiling tiling, and vinyl flooring.

## FIRST FLOOR

### Landing

13'11" x 8'7" (4.25m x 2.63m)

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

### Bedroom One

13'10" x 12'7" (4.23m x 3.86m)

The first bedroom has a UPVC double glazed window to the front elevation, a radiator, fitted wardrobes, a TV point, and carpeted flooring.

### Bedroom Two

13'10" x 8'11" (4.22m x 2.73m)

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

### Bedroom Three

9'5" x 6'7" (2.88m x 2.02m)

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

## OUTSIDE

### Front

To the front of the property is a planted area with various established plants and shrubs, and a driveway with double gated access to the rear garden.

### Rear

To the rear of the property is an enclosed, low-maintenance garden featuring a patio area, fence and hedge boundaries, gated access to the front garden, and a door leading into the garage.

### Garage

The garage has a door opening to the rear garden, ample storage, and an up-and-over door opening onto the driveway.

## 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 G

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
<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 <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> 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 CO<sub>2</sub> emissions</i>			
England & Wales	EU Directive 2002/91/EC		



**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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