

# HoldenCopley

PREPARE TO BE MOVED

Bridge Street, Sandiacre, Nottinghamshire NG10 5PT

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Asking Price £240,000 - £250,000



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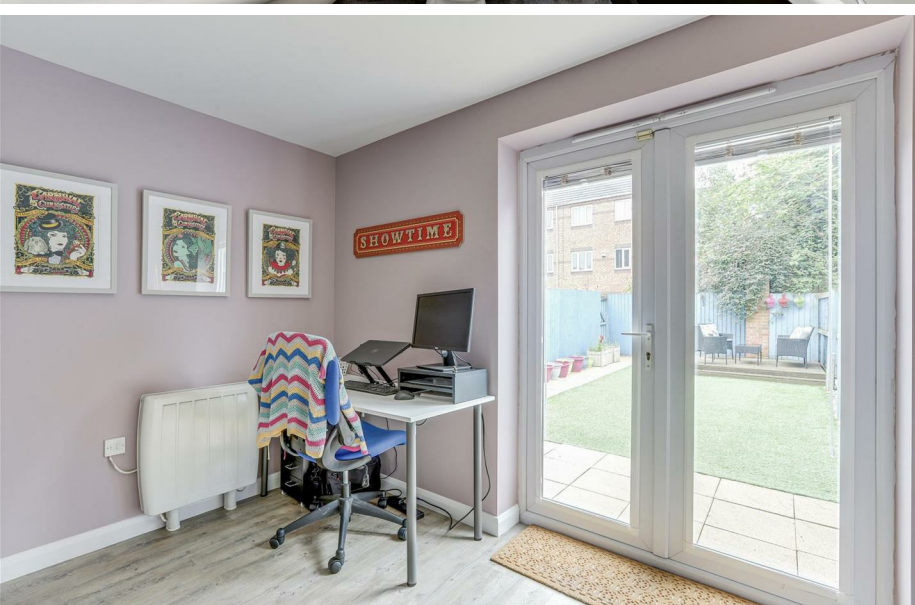
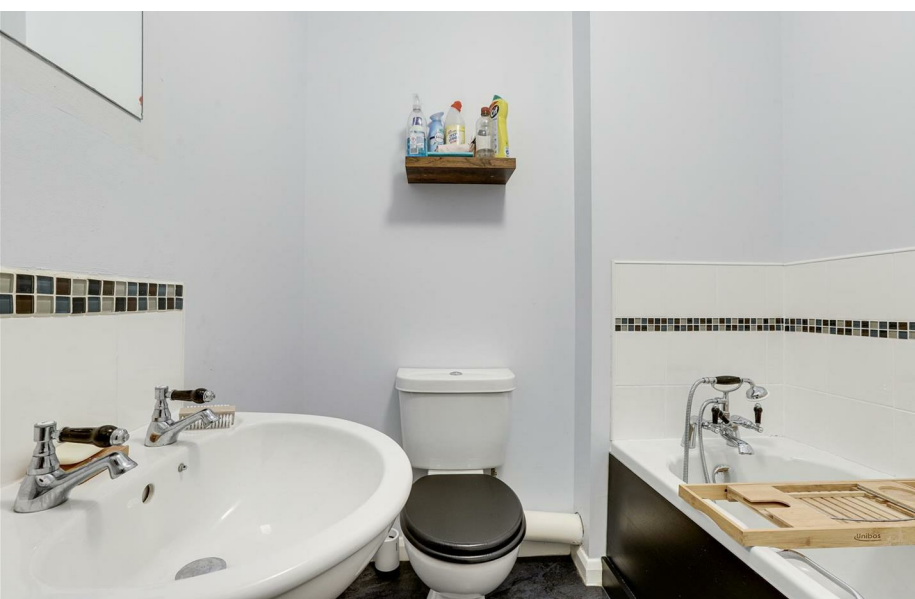
LOCATION, LOCATION, LOCATION...

Nestled in a prime location, this charming three-storey townhouse is perfect for a growing family. Situated close to local amenities such as shops, schools, and more, and boasting excellent transport links via the M1 and A52, convenience is at your doorstep. On the ground floor, you are welcomed by an entrance hall that leads to a versatile office/playroom with double French doors opening out to the rear garden, a ground floor W/C, and a practical garage/utility room. Ascend to the first floor, where a modern fitted kitchen diner awaits, alongside a spacious living room featuring a cosy fireplace, perfect for family gatherings. The second floor hosts three well-proportioned bedrooms, including a master bedroom with an en-suite, and a stylish three-piece bathroom suite. Outside, the front of the property boasts courtesy lighting, a gravelled area, and a driveway leading to the garage. The rear garden is enclosed and low-maintenance, complete with courtesy lighting, a patio area, gravelled borders, a decking seating area, an artificial lawn, a fence-panelled boundary, and gated access. This well-presented townhouse offers a blend of comfort, style, and convenience, making it an ideal family home.

MUST BE VIEWED







- Mid Terraced House
- Three Bedrooms
- Living Room
- Kitchen Diner
- Office/ Play Room
- En-Suite To The Main Bedroom
- Three Piece Bathroom Suite & Ground Floor W/C
- Driveway & Garage
- Enclosed Rear Garden
- Must Be Viewed











GROUND FLOOR

Entrance Hall

20’7" × 6’11" (max) (6.28m × 2.11m (max))

The entrance hall has Karndean LVT Flooring, carpeted stairs, a wall-mounted heater, and a composite door providing access into the accommodation.

Garage/Utility

19’0" × 8’0" (max) (5.80m × 2.46m (max))

The garage/utility room has electrics, lighting, a worktop with a stainless steel sink, plumbing for a washing machine, space for a tumble dryer, space for a chest freezer, ample storage space, and an up-and-over door opening onto the driveway.

Office/Play Room

10’7" × 8’9" (max) (3.25m × 2.67m (max))

The office/play room has Karndean LVT Flooring, a wall-mounted heater, a TV point, and double French doors opening out to the rear garden.

W/C

7’4" × 3’4" (2.25m × 1.04m )

This space has a UPVC double glazed window to the rear elevation, a low level flush W/C, a pedestal wash basin with a tiled splashback, a wall-mounted heater, and Karndean LVT Flooring

FIRST FLOOR

Landing

9’3" × 7’2" (max) (2.83m × 2.19m (max))

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

Kitchen/Diner

14’4" × 13’3" (max) (4.38m × 4.06m (max))

The kitchen diner has a range of fitted base and wall units with worktops, a stainless steel sink with a mixer tap and drainer, an integrated oven, an induction hob, and extractor fan, space and plumbing for a dishwasher, space for a freestanding fridge freezer, space for a dining table, a wall-mounted heater, tiled splashback, Karndean LVT Flooring, and two UPVC double glazed window to the front elevation.

Living Room

14’8" × 14’3" (max) (4.48m × 4.35m (max))

The living room has two UPVC double glazed windows to the rear elevation, a TV point, a feature fireplace, and Karndean LVT Flooring.

SECOND FLOOR

Upper Landing

9’4" × 7’0" (max) (2.86m × 2.15m (max))

The upper landing has carpeted flooring, a wall-mounted heater, access into the loft, and access to the second floor accommodation.

Bedroom One

10’8" × 10’7" (3.27m × 3.24m )

The first bedroom has a UPVC double glazed window to the front elevation, a wall-mounted heater, fitted double wardrobes, an in-built cupboard, carpeted flooring, and access into the en-suite.

En-Suite

7’8" × 3’6" (max) (2.36m × 1.08m (max))

The en-suite has a UPVC double glazed obscure window to the front elevation, a low level flush W/C, a pedestal wash basin, a shower enclosure with a wall-mount shower fixture, a chrome heated towel rail, an extractor fan, partially tiled walls, and Karndean LVT Flooring.

Bedroom Two

10’11" × 6’11" (3.34m × 2.12m )

The second bedroom has a UPVC window to the side elevation, a wall-mounted heater, and carpeted flooring.

Bedroom Three

7’7" × 7’1" (2.33m × 2.16m )

The third bedroom has a UPVC window to the side elevation, a wall-mounted heater, and carpeted flooring.

Bathroom

6’11" × 6’1" (max) (2.12m × 1.87m (max))

The bathroom has a low level flush W/C, a pedestal wash basin, a panelled bath with a handheld shower fixture, a shaver socket wall-mounted light, a chrome heated towel rail, partially tiled walls, and tiled -effect vinyl flooring.

OUTSIDE

Front

To the front of the property is courtesy lighting, a gravelled area, and a driveway to the garage.

Rear

To the rear of the property is an enclosed low-maintenance rear garden with courtesy lighting, a patio area, gravelled borders, a decking seating area, an artificial lawn, a fence panelled boundary, and gated access.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Electric Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Fibre

Broadband Speed - Ultrafast Download 1000Mbps and Upload Speed 220Mbps

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

Sewage – Mains Supply

Flood Risk – Yes - slight flooding once 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 C

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.

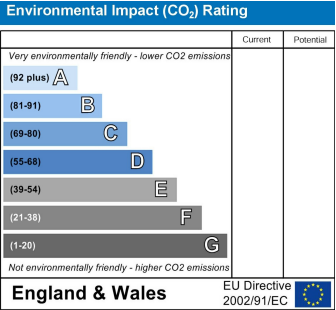
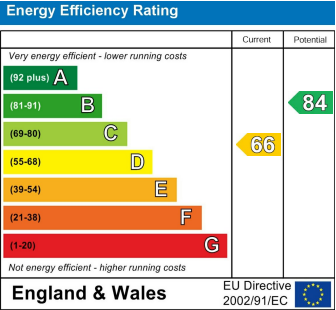
The vendor has advised the following:

Property Tenure is Freehold

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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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## 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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