

# HoldenCopley

PREPARE TO BE MOVED

Bronte Close, Long Eaton, Nottinghamshire NG10 3RS

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Offers Over £300,000



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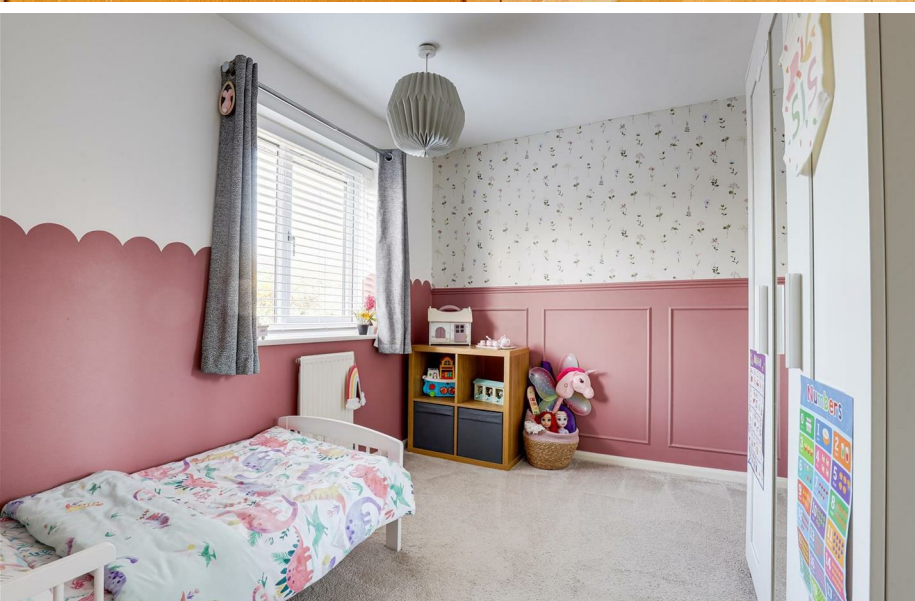
## WELL-PRESENTED THROUGHOUT...

This three-bedroom end-terrace home is well-presented throughout and offers the perfect opportunity for a range of buyers looking for a property they can move straight into. Situated in a popular area, the home is conveniently placed within close proximity to local shops, great schools and a range of transport links. To the ground floor, the accommodation comprises a bright bay-fronted living room, a fitted kitchen and a spacious conservatory featuring double French doors that open out to the rear garden. The property also benefits from an attached garage, providing additional storage and direct access to the garden. Upstairs, the first floor hosts three well-proportioned bedrooms, with the master bedroom offering fitted wardrobes, along with a three-piece bathroom suite and access to the loft. Outside, the front of the property benefits from a driveway providing off-street parking for one vehicle. To the rear, you will find a private, enclosed garden complete with a block-paved patio area, a well-maintained lawn, a garden bar shed—perfect for entertaining.

## MUST BE VIEWED







- End-Terrace House
- Three Bedrooms
- Well Appointed Fitted Kitchen
- Spacious Reception Room & Conservatory
- Three Piece Bathroom Suite
- Off-Road Parking & Garage
- Private Enclosed Rear Garden
- Popular Location
- Close To Local Amenities
- Must Be Viewed











GROUND FLOOR

Entrance Hall

4'0" x 3'5" (1.24m x 1.05m)

The entrance hall has wood-effect flooring, a radiator and a single composite door providing access into the accommodation.

Living Room

11'9" x 18'6" (3.59m x 5.65m)

The living room has a UPVC double-glazed bay window to the front elevation, wood-effect flooring, carpeted stairs, a radiator and a panelled feature wall.

Kitchen

8'1" x 11'10" (2.48m x 3.61m)

The kitchen has a range of fitted shaker style base and wall units with wooden worktops and a tiled splashback, an integrated double oven and fridge-freezer, a gas hob with an extractor hood, a Belfast sink with a swan neck mixer tap, space and plumbing for a washing machine, wood-effect flooring, a radiator, a UPVC double-glazed internal window and a single composite door providing access into the conservatory.

Conservatory

10'6" x 12'11" (3.22m x 3.94m)

The conservatory has UPVC double-glazed windows to the side and rear elevation, tiled flooring, a vertical radiator and UPVC double French doors providing access out to the garden.

FIRST FLOOR

Landing

2'9" x 9'1" (0.85m x 2.77m)

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

Master Bedroom

11'7" x 11'9" (3.53m x 3.58m)

The main bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator and a fitted floor to ceiling wardrobe.

Bedroom Two

7'8" x 11'5" (2.36m x 3.49m)

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

Bedroom Three

8'4" x 9'9" (2.56m x 2.98m)

The third bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator and a panelled feature wall.

Bathroom

7'7" x 5'6" (2.33m x 1.69m)

The bathroom has a low level flush W/C, a pedestal wash basin, a P shaped jacuzzi bath with a mains-fed shower and a glass shower screen, tiled flooring and walls, a heated towel rail, an electric shaving point, recessed spotlights, an extractor fan and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front is a driveway with space for one vehicle, a garden with a lawn and a single wooden gate providing rear access.

Rear

To the rear is a private garden with a block paved driveway, a lawn, slate chippings, mature shrubs, a garden bar shed, an outdoor tap and fence panelled boundaries.

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 1800 Mbps and Upload Speed

220 Mbps

Phone Signal – All 4G & 5G, some 3G available

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years +

Very low chance of flooding

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.

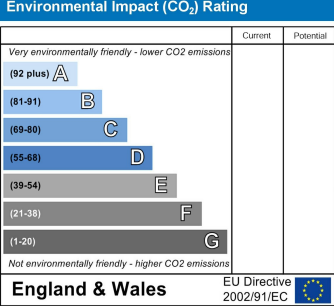
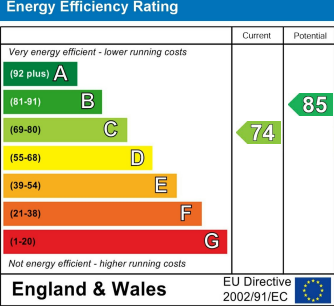
The vendor has advised the following:

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.

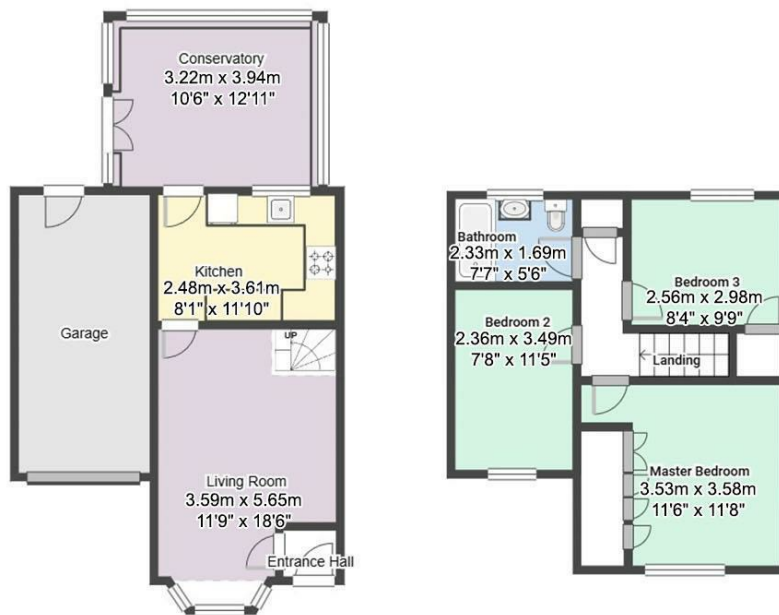
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

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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