

# HoldenCopley

PREPARE TO BE MOVED

Olive Avenue, Long Eaton, Derbyshire NG10 1NN

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£200,000



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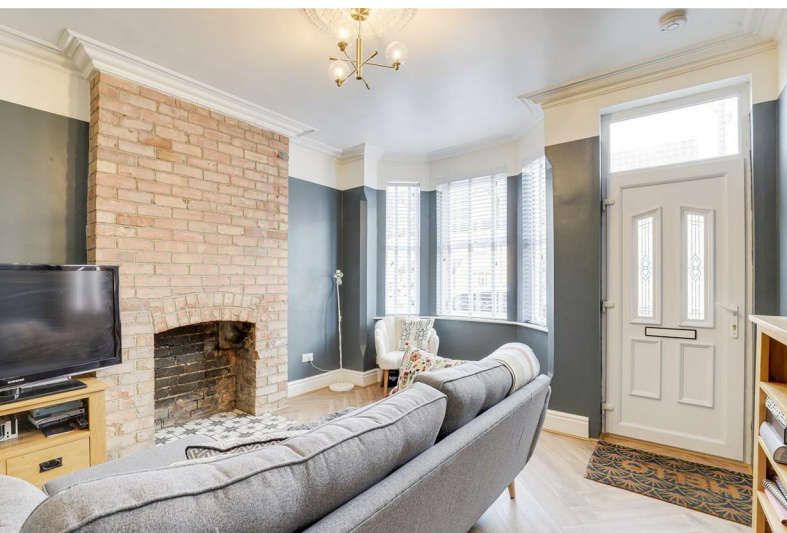




## WELL-PRESENTED THROUGHOUT...

This semi-detached house offers spacious accommodation whilst being beautifully presented throughout and benefiting from a range of new and original features including ceiling roses, coving to the ceilings, high ceilings, a brand new bathroom, new herringbone flooring and new carpets throughout! This property is situated in the popular location of Long Eaton and has easy access to various amenities, local conveniences and excellent commuting links via the M1. To the ground floor is a bay-fronted living room, a dining room and a modern fitted kitchen. The first floor carries two double bedrooms which are serviced by the newly fitted four-piece bathroom suite. To the front of the property there is access to on-street parking and to the rear is a private enclosed recently landscaped garden with a stone paved area, a low-maintenance lawn and a versatile garden office.

## MUST BE VIEWED







- Semi-Detached House
- Two Double Bedrooms
- Bay-Fronted Living Room
- Dining Room
- Modern Fitted Kitchen
- Stylish Four-Piece Bathroom Suite
- Private Enclosed Landscaped Garden With A Garden Office
- Well-Presented Throughout
- Popular Location
- Must Be Viewed











GROUND FLOOR

Living Room

13'6" x 12'3" (4.13m x 3.74m)  
The living room has herringbone laminate flooring, an exposed brick recessed chimney breast alcove, a TV point, a radiator, a feature ceiling rose, coving to the ceiling, a UPVC double glazed bay window to the front elevation and a single UPVC door providing access into the accommodation

Dining Room

12'3" x 12'2" (3.75m x 3.71m)  
The dining room has herringbone laminate flooring, two radiators, coving to the ceiling and a UPVC double glazed window to the rear elevation

Kitchen

7'3" x 12'9" (2.22m x 3.89m)  
The kitchen has a range of fitted base and wall units with wooden worktops, a stainless steel sink with a drainer and a swan neck mixer tap, an integrated double oven, an integrated gas hob, an extractor hood, space for a fridge freezer, space and plumbing for a washing machine, space and plumbing for a dishwasher, herringbone laminate flooring, recessed spotlights, two UPVC double glazed windows to the side elevation and a single UPVC door providing access to the rear garden

FIRST FLOOR

Landing

2'7" x 15'8" (0.80m x 4.78m)  
The landing has carpeted flooring, a radiator and provides access to the loft and first floor accommodation

Bedroom One

12'4" x 11'4" (3.76m x 3.46m)  
The main bedroom has carpeted flooring, an in-built storage cupboard, a radiator and a UPVC double glazed window to the front elevation

Bedroom Two

12'2" x 9'4" (3.72m x 2.85m)  
The second bedroom has carpeted flooring, a radiator and a UPVC double glazed window to the rear elevation

Bathroom

12'10" x 7'1" (3.93m x 2.16m)  
The bathroom has a low level flush W/C, a clawfoot bath with a hand-held shower fixture, a wash basin with stainless steel taps, a fitted shower enclosure with a waterfall style and a hand-held shower fixture, a glass shower screen, an in-built storage cupboard, tiled flooring, partially tiled walls, recessed spotlights and a UPVC double glazed obscure window to the rear elevation

OUTSIDE

Front

To the front of the property is a low-maintenance brick-walled garden, gated access to the rear garden and access to on-street parking

Rear

To the rear of the property is a private enclosed landscaped garden with a brick-built outbuilding, a stone paved area, a low-maintenance lawn, mature plants and shrubs, an outdoor tap, a versatile garden office and brick boundaries

Garden Office

6'6" x 6'0" (2m x 1.85m)

ADDITIONAL INFORMATION

Broadband – Openreach, Virgin Media

Broadband Speed - Ultrafast 1000 Mbps (Highest available download speed) 220 Mbps (Highest available upload speed)  
Phone Signal – Most 3G / 4G / 5G available  
Electricity – Mains Supply  
Water – Mains Supply  
Heating – Gas Central Heating – Connected to Mains Supply  
Septic Tank – No  
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

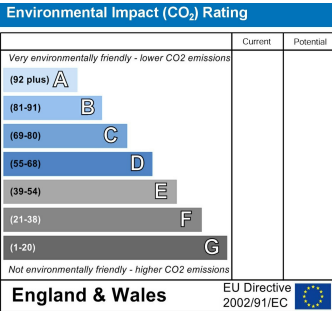
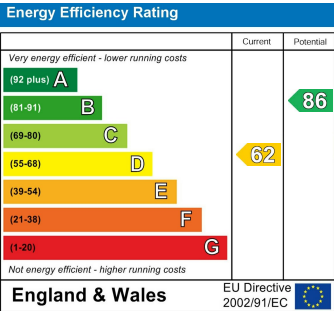
Council Tax Band Rating - Erewash Borough Council - Band A  
This information was obtained through the directgov website.  
HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:  
Property Tenure is Freehold

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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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# Olive Avenue, Long Eaton, Derbyshire NG10 INN

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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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