

HoldenCopley

PREPARE TO BE MOVED

Upper Wellington Street, Long Eaton, Derbyshire NG10 4NH

Guide Price £210,000 - £240,000

Upper Wellington Street, Long Eaton, Derbyshire NG10 4NH



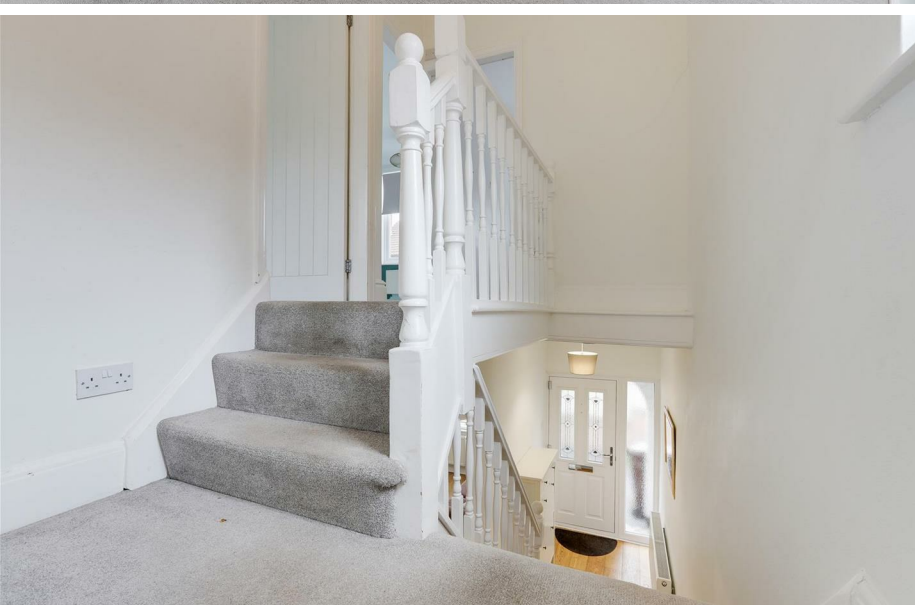
GUIDE PRICE £210,000 - £230,000

NO UPWARD CHAIN...

Welcome to this three-bedroom semi-detached house, offering a perfect home for families seeking accommodation in the popular Long Eaton area. This residence boasts an inviting ambiance and is conveniently located within easy access to a variety of amenities including shops, eateries, and transport links connecting to both Nottingham and Derby City Centre. Upon entering, you're greeted by an inviting entrance hall leading to a spacious living room featuring a charming fireplace housing a log burner and bay window. Additionally, there's a separate dining room serviced by a fitted kitchen equipped with integrated appliances, enhancing the living experience. Upstairs, the first floor accommodates three generously sized bedrooms serviced by a modern three-piece bathroom suite, ensuring comfort and convenience for the whole family. Externally, the property offers a courtyard-style garden at the front with on-street parking availability. Meanwhile, the rear boasts an enclosed landscaped garden featuring a lawned area and a decked seating space adorned with decorative plants and shrubs, perfect for enjoying the Summer months.

MUST BE VIEWED





- Semi Detached House
- Three Bedrooms
- Living Room With A Log
Burner
- Dining Room
- Fitted Kitchen
- Three-Piece Bathroom Suite
- Enclosed Rear Garden
- Outhouse Studio
- Popular Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

The entrance hall has wood effect flooring, carpeted stairs, radiator, UPVC double glazed obscure window to the front elevation and a single composite door providing access into the accommodation

Living Room

14'0" into bay x 11'6" (4.29m into bay x 3.52m)
The living room has wood effect flooring, chimney breast with an alcove with a log burner and hearth, a radiator, a picture rail, and UPVC double glazed bay window to the front elevation

Dining Room

12'7" x 10'0" (3.85m x 3.05m)
The dining room has tile effect flooring, a recessed chimney breast alcove, a radiator, double French doors providing access to the rear garden, and open access into the kitchen.

Kitchen

8'3" x 5'7" (2.52m x 1.71m)
The kitchen has a range of fitted base and wall units with fitted worktops, a Belfast sink with a swan neck mixer tap, an integrated oven, gas hob and extractor fan, coving to the ceiling, recessed spotlights, tiled splash back, tiled flooring, and a UOVC double glazed window to the rear elevation.

FIRST FLOOR

Landing

The landing has carpeted flooring, double glazed obscure window to the side elevation, access into the loft, and access to the first floor elevation

Master Bedroom

12'7" x 9'9" (3.85m x 2.98m)
The main bedroom has carpeted flooring, a radiator, a picture rail, and a UPVC double glazed window to the front elevation

Bedroom Two

12'7" x 10'0" (3.86m x 3.07m)
The second bedroom has carpeted flooring, a radiator, and a UPVC double glazed window to the rear elevation

Bedroom Three

9'7" x 5'11" (2.93m x 1.82m)
The third bedroom has carpeted flooring, a radiator and UPVC double glazed window to the front elevation

Bathroom

5'6" x 5'6" (1.69m x 1.68m)
The bathroom has wood effect flooring, partially tiled walls, recessed ceiling spotlights, pedestal washbasin with taps, low level dual flush WC, chrome towel rail, panelled bath with mixer taps a shower over and a wall mounted mains fed shower with a shower screen , and a UPVC double glazed obscure window to the rear elevation

OUTSIDE

FRONT

To the front is a courtyard style garden with a pathway leading to the rear with a gated access and a wall surround with availability for on street parking

REAR

To the rear is an enclosed garden with a lawn, decked seating area, a range of decorative plants and shrubs with a fence surround, and access into the outhouse studio.

Outhouse Studio

The outhouse studio has a window, and a door opening out to the rear garden

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 - Some coverage of 3G & 5G
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 B
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.

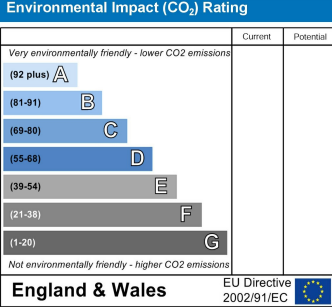
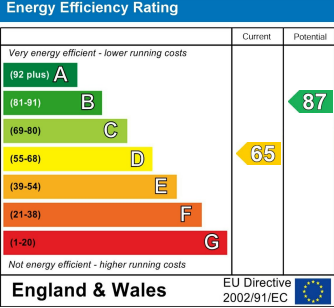
The vendor has advised the following:
Property Tenure is Freehold

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 information will be confirmed by your solicitor via the management pack and Landlord pack where applicable. We strongly recommended that you contact your solicitor before entering into negotiations to confirm the accuracy of information.

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.



Upper Wellington Street, Long Eaton, Derbyshire NG10 4NH



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.
© HoldenCopley

0115 8963 699

30 Market Place, Long Eaton, NG10 1LT

longeatonoffice@holdencopley.co.uk

www.holdencopley.co.uk

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.