

HoldenCopley

PREPARE TO BE MOVED

Langley Avenue, Arnold, Nottinghamshire NG5 6NL

Asking Price £250,000 - £250,000

Langley Avenue, Arnold, Nottinghamshire NG5 6NL

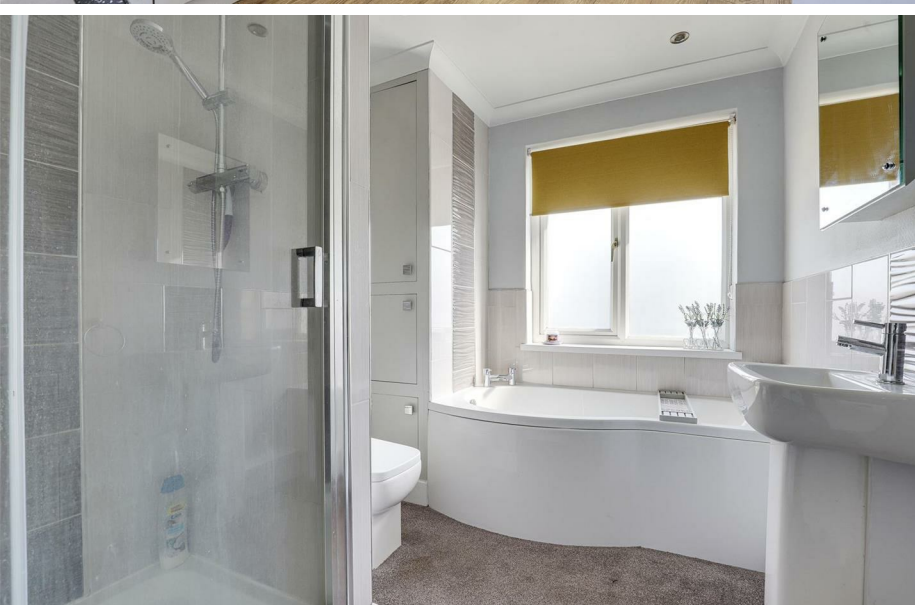


SPACIOUS SEMI-DETACHED HOUSE...

Welcome to this spacious and inviting two-bedroom semi-detached house, located in the sought-after area of Arnold. Nestled conveniently close to local amenities, schools, and excellent transport links, this property offers a delightful combination of comfort and convenience. As you enter the house, you are welcomed by a well-appointed entrance hall and a bay-fronted living room boasts an elegant fireplace, providing a charming focal point for gatherings or relaxation. The fitted kitchen diner is a perfect blend of style and functionality, offering ample space for dining and entertaining. Whether you're preparing a family meal or hosting friends, this area is designed to meet your culinary needs with ease. Adjacent to the kitchen is a cosy family room. This property offers versatility with a garage which is being used as a utility room and a bar space. This additional area provides valuable storage and a fantastic opportunity to create your own entertainment zone or hobby space. Moving upstairs to the first floor, you will find a landing that grants access to a loft via a convenient drop-down ladder. Both double bedrooms benefit from wardrobes, offering ample storage solutions and keeping your living space organized and clutter-free. A modern and stylish four-piece bathroom suite completes the first floor, providing a serene retreat for relaxation and rejuvenation. Outside, the front of the property boasts a gated driveway, ensuring secure off-road parking. To the rear, you'll discover a private garden with a combination of a patio and a decking seating area. This outdoor space is ideal for hosting summer barbecues, enjoying al fresco dining, or simply unwinding in a tranquil environment.

MUST BE VIEWED





- Semi-Detached House
- Two Double Bedrooms With Wardrobes
- Two Reception Rooms
- Fitted Kitchen Diner
- Versatile Garage / Utility / Bar
- Four-Piece Bathroom Suite
- Gated Driveway
- Enclosed Garden With Multiple Seating Areas
- Popular Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

The entrance hall has carpeted flooring, an in-built meter cupboard, a radiator and a single door providing access into the accommodation

Living Room

13'11" into bay x 12'3" (4.26m into bay x 3.74m)

The living room has a UPVC double-glazed bay window to the front elevation, carpeted flooring, a radiator, coving to the ceiling, a TV point and a feature fireplace with a decorative surround

Kitchen

15'6" x 9'10" (4.73m x 3.02m)

The kitchen has range of fitted base and wall units with worktops, a composite sink and a half with a swan neck mixer tap and drainer, an electric hob with an extractor fan, an integrated oven, an integrated combi-oven, an integrated dishwasher, an integrated fridge freezer, space for a dining table, laminate flooring, tiled splashback, recessed spotlights, an in-built pantry cupboard, open access into the family room, a UPVC double-glazed window to the side elevation and a single UPVC door into the utility room / bar

Family Room

15'0" x 10'4" (4.58m x 3.16m)

The family room has laminate flooring, a TV point, a UPVC double-glazed window to the side elevation and a sliding patio door to access the rear garden

Utility Room / Bar / Garage

26'0" x 7'10" (7.94m x 2.39m)

This space has a range of fitted worktops and wall-mounted units, space and plumbing for a washing machine and a separate tumble dryer, a stainless steel sink with a mixer tap and drainer, partially tiled walls, recessed spotlights, a half-vaulted ceiling, skylight windows, UPVC double-glazed windows to the rear elevation and two single UPVC doors to access both the front and rear gardens

FIRST FLOOR

Landing

The landing has a UPVC double-glazed window to the side elevation, carpeted flooring, access to the loft with lighting via a drop-down ladder and provides access to the first floor accommodation

Bedroom One

14'6" max x 10'9" into bay (4.43m max x 3.30m into bay)

The first bedroom has a UPVC double-glazed bay window to the front elevation, carpeted flooring, a radiator and multiple in-built wardrobes

Bedroom Two

13'4" x 8'5" (4.07m x 2.57m)

The second bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator and fitted floor to ceiling wardrobes

Bathroom

9'11" x 6'11" (3.03m x 2.11m)

The bathroom has a low level dual flush W/C, a pedestal wash basin, a double-ended bath, a double shower enclosure with an overhead rainfall shower and a handheld shower head, partially tiled walls, carpeted flooring, a radiator, in-built cupboards, coving to the ceiling, recessed spotlights and a UPVC double-glazed obscure window to the rear elevation

OUTSIDE

Front

To the front of the property is a gated driveway providing off-road parking

Rear

To the rear of the property is a private enclosed garden with a patio area, a lawn, a decked seating area, courtesy lighting, a range of plants and shrubs, a combination of hedged borders, fence panelling and brick boundaries

DISCLAIMER

Council Tax Band Rating - Gedling 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.

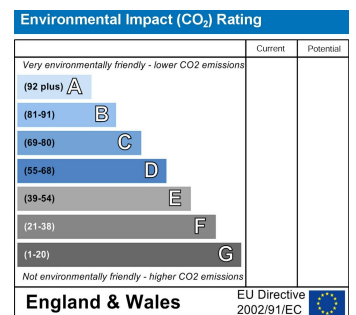
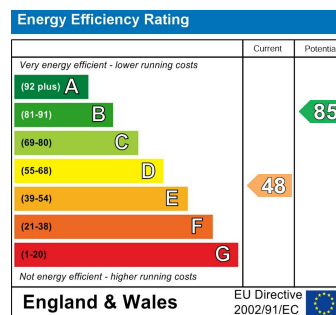
The vendor has advised the following:

Property Tenure is Freehold

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.

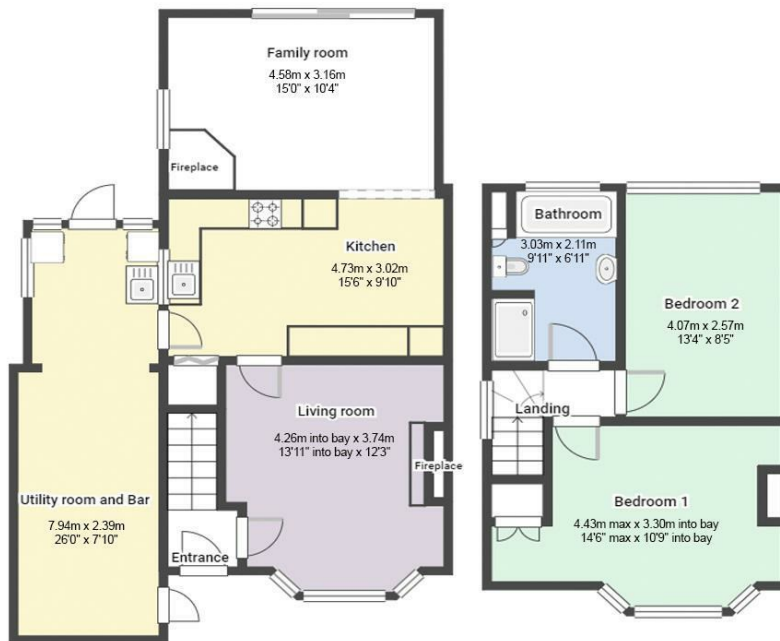
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or 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.



Langley Avenue, Arnold, Nottinghamshire NG5 6NL

HoldenCopley
PREPARE TO BE MOVED



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 8969 800

26 High Street, Arnold, Nottinghamshire, NG5 7DZ

info@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.