

# HoldenCopley

PREPARE TO BE MOVED

Langbank Avenue, Rise Park, Nottinghamshire NG5 5BU

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Guide Price £290,000 - £300,000



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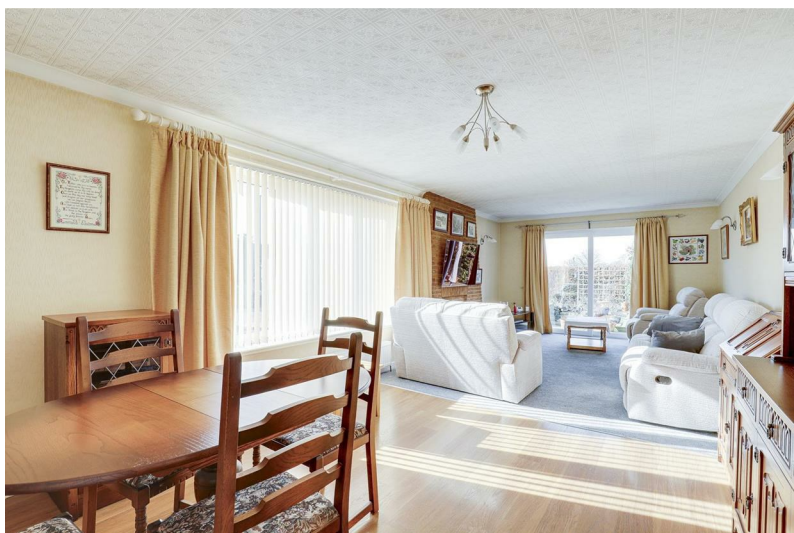


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NO UPWARD CHAIN...

This charming detached bungalow offers a wonderful opportunity for those seeking single-storey living in a convenient and desirable location. Situated within easy reach of local shops, amenities, and the picturesque Bestwood Country Park, this property is being sold with no upward chain, making it an attractive option for buyers looking for a hassle-free move. Upon entering the bungalow, you are welcomed into a bright and spacious entrance hall that leads to the well-proportioned living room, perfect for relaxing or entertaining. The modern fitted kitchen is a generous size, featuring stylish cabinetry, a breakfast bar for casual dining, and access to a separate utility room. From the utility room, there is direct access to the rear garden, providing additional convenience. The property boasts three well-sized bedrooms, offering ample space for a family, guests, or even a home office. The accommodation is completed by a contemporary three-piece bathroom suite, designed for both comfort and functionality. Outside, the front of the property features a gravelled area with a variety of established plants, shrubs, and bushes, adding to the home's kerb appeal. There is also security lighting, gated access to the side of the property, and a block-paved driveway leading to the garage, offering ample off-road parking. The side and rear gardens provide a delightful outdoor space, complete with a patio area, lawn, and well-maintained planted borders. A shed and greenhouse offer additional storage and gardening opportunities, while a selection of mature plants, shrubs, and bushes enhance the natural beauty of the space. The garden is enclosed by a hedged boundary, ensuring privacy and a tranquil setting to enjoy.

MUST BE VIEWED







- Detached Bungalow
- Three Bedrooms
- Spacious Living Room
- Fitted Kitchen
- Utility Room
- Three-Piece Bathroom Suite
- Garage & Driveway
- Enclosed Garden
- No Upward Chain
- Must Be Viewed









ACCOMMODATION

Entrance Hall

The entrance hall has wood-effect flooring, a radiator, coving to the ceiling, two full-height obscure windows to the front elevation, and a composite door providing access into the accommodation.

Lounge Room

26'2" x 12'0" (7.99m x 3.66m)

The living room has a UPVC double glazed window to the front elevation, two radiators, an exposed brick wall chimney breast with a feature fire place, a TV point, coving to the ceiling wood-effect and carpeted flooring, and sliding patio doors opening to the side elevation.

Kitchen

24'4" x 9'7" (7.43m x 2.93m)

The kitchen has a range of fitted base and wall units with worktops and a breakfast bar, an under-mounted sink and half with a swan neck mixer tap and drainer grooves, an integrated double oven, ceramic hob and extractor fan, a n integrated microwave, space and plumbing for a washing machine, an integrated fridge freezer, a radiator, coving to the ceiling, recessed spotlights, three UPVC double glazed windows to the rear and side elevation, and UPVC door opening to the utility room.

Utility Room

9'8" x 4'0" (2.97m x 1.22m)

The utility room has a UPVC double glazed window to the rear elevation, a radiator, space for a tumble dryer, a wall-mounted boiler, wood-effect flooring, and a opening to the side elevation.

Bathroom

7'8" x 6'5" (2.34m x 1.96m)

The bathroom has a UPVC double glazed obscure windows to the rear elevation, a concealed dual flush W/C, a vanity-style wash basin, a shower enclosure with a wall-mounted rainfall and handheld shower fixture, a shaver socket, a chrome heated towel rail, an extractor fan, partially waterproof boarding, and wood-effect flooring.

Hall

The hall has a radiator, and wood-effect flooring.

Bedroom One

12'8" x 12'4" (3.88m x 3.76m)

The first bedroom has a UPVC double glazed window to the front elevation, a radiator, a range of fitted wardrobes, coving to the ceiling, and wood-effect flooring.

Bedroom Two

10'8" x 7'0" (3.26m x 2.15m)

The second bedroom has a UPVC double glazed window to the rear elevation, a radiator, coving to the ceiling, and wood-effect flooring.

Bedroom Three

10'8" x 7'10" (3.26m x 2.40m)

The third bedroom has a UPVC double glazed window to the rear elevation, a radiator, and wood-effect flooring.

OUTSIDE

Front

To the front of the property is a gravelled planted arear with established plants, shrubs and bushes, security lighting, gated access to the side of the property, and a block paved driveway with access into the garage.

Garage

16'0" x 9'0" (4.88m x 2.76m)

The garage has an obscure window to the side elevation, ample storage, and an up-and-over door opening onto the driveway.

Side

To the side of the property has security lighting, a patio area, planted borders, a lawn, a shed, a greenhouse, various established plants, shrubs and bushes, and a hedged boundary.

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 & 5G - Some coverage of 3G
- 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 - Nottingham City Council - Band D  
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.

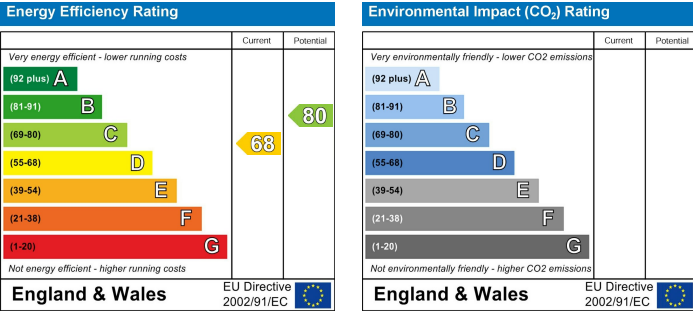
The vendor has advised the following:  
Property Tenure is Freehold

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.

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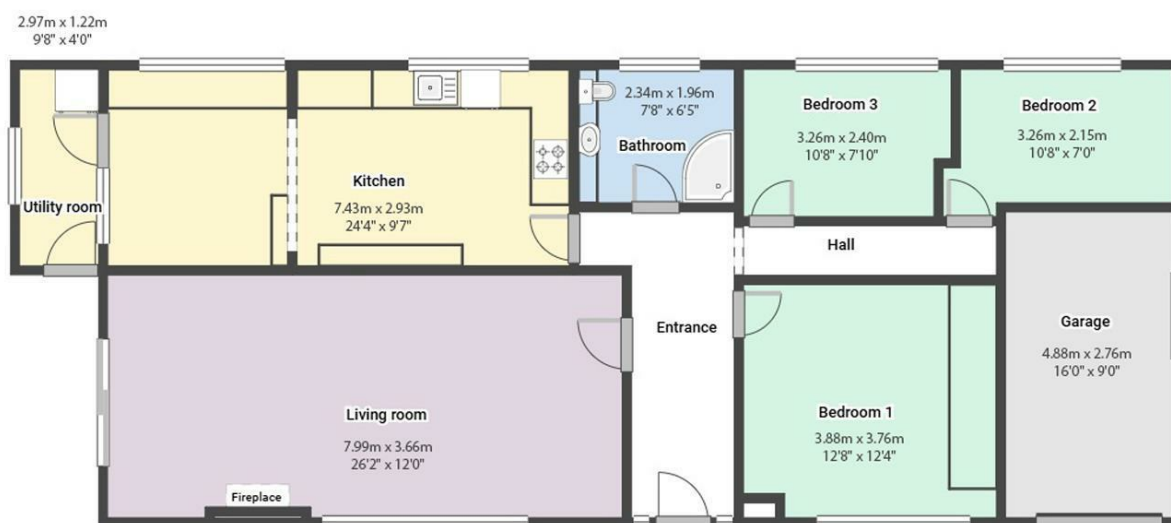
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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