

# HoldenCopley

PREPARE TO BE MOVED

Longfellows Close, Nottingham, Nottinghamshire NG5 5UD

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Guide Price £225,000

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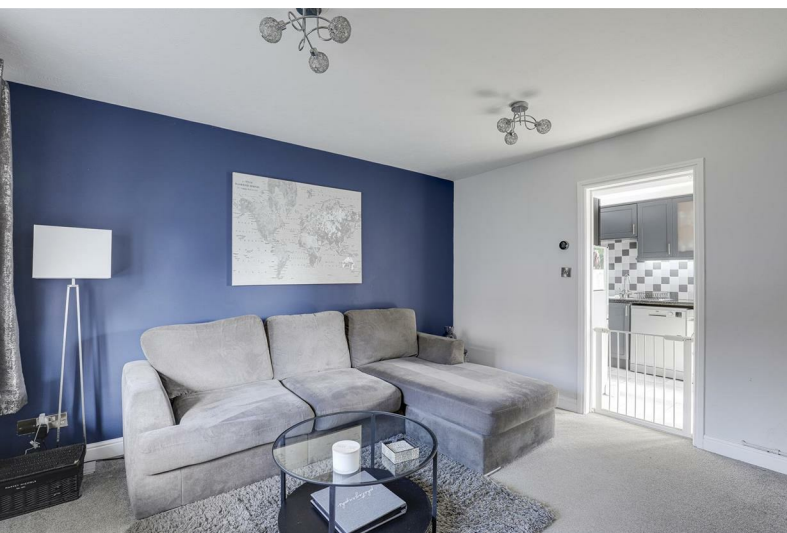


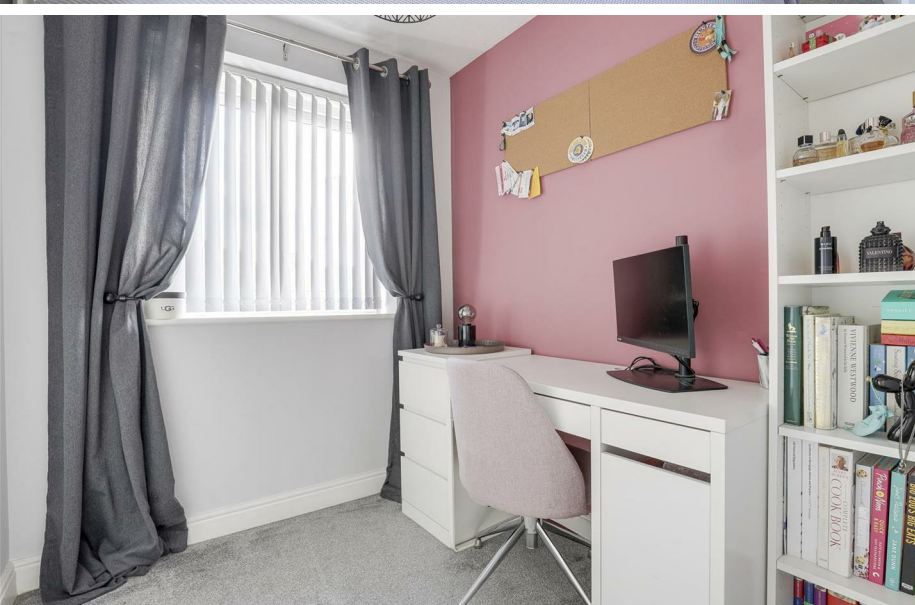
GUIDE PRICE £225,000 - £240,000

IMMACULATELY PRESENTED THROUGHOUT...

This immaculately presented three-bedroom semi-detached home is perfect for anyone looking to move straight in. Situated in a convenient location, the property is within close proximity to a range of local amenities, including shops, excellent transport links, and great school catchments, making it ideal for families and professionals alike. The ground floor features an entrance hall, leading to a bright bow-fronted living room, perfect for relaxation. The modern fitted kitchen is well-equipped with stylish cabinetry and ample workspace, providing a contemporary setting for cooking and dining. Upstairs, there are three well-proportioned bedrooms, along with a modern three-piece bathroom suite. The property also benefits from loft access, offering additional storage potential. Externally, the home boasts a well-maintained front garden with a well-kept lawn and a driveway accommodating up to three vehicles. To the rear, a beautifully landscaped tiered private garden provides a tranquil outdoor retreat, featuring a lawn, multiple patio areas, decorative stones, raised planters with a variety of plants, an outdoor tap, and outdoor power sockets. With its stylish interiors, generous outdoor space, and well-connected location, this home offers the perfect blend of comfort, convenience, and modern living.

MUST BE VIEWED





- Semi-Detached House
- Three Bedrooms
- Bow Fronted Living Room
- Modern Fitted Kitchen
- Three Piece Bathroom Suite
- Off-Road Parking
- Beautifully Landscaped Rear Garden
- Immaculately Presented Throughout
- Well-Connected Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

5'0" x 4'0" (1.53m x 1.23m)

The entrance hall has tiled flooring, carpeted stairs, a radiator and a single UPVC door providing access into the accommodation.

Living Room

12'10" x 11'8" (3.92m x 3.58m)

The living room has a UPVC double-glazed bow window to the front elevation, carpeted flooring and a radiator.

Kitchen

14'11" x 7'10" (4.55m x 2.40m)

The kitchen has a range of fitted shaker style base and wall units with worktops, an integrated double oven, a gas hob, a stainless steel sink and a half with a drainer and a swan neck mixer tap, space for a fridge-freezer, space and plumbing for a washing machine and dishwasher, tiled flooring, a radiator, partially tiled walls, a built-in cupboard, a UPVC double-glazed window to the rear elevation and UPVC double French doors providing access out to the garden.

FIRST FLOOR

Landing

6'2" x 5'8" (1.90m x 1.74m)

The landing has a UPVC double-glazed window to the side elevation, carpeted flooring, access into the loft and provides access to the first floor accommodation.

Master Bedroom

11'2" x 8'4" (3.41m x 2.55m)

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

Bedroom Two

9'10" x 8'5" (3.01m x 2.57m)

The second bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring and a radiator.

Bedroom Three

7'0" x 6'2" (2.14m x 1.89m)

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

Bathroom

8'0" x 6'2" (2.44m x 1.89m)

The bathroom has a low level flush W/C, a pedestal wash basin, a fitted panelled bath with a mains-fed shower and a glass shower screen, tile-effect flooring, waterproof wall panelling, a heated towel rail, an electric shaving point, a built-in cupboard, recessed spotlights, an extractor fan and a UPVC double-glazed obscure window to the front elevation.

OUTSIDE

Front

To the front is a garden with a lawn, a driveway and double iron gate providing rear access.

Rear

To the rear is a private tiered garden with a fence panelled boundary, a lawn, patio areas, decorative stones, raised planters with various plants, an outdoor tap and outdoor power sockets.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband Speed - Ultrafast - 1800 Mbps (Highest available download speed) 220 Mbps (Highest available upload speed)

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

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Very low risk of flooding

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Nottingham City 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.

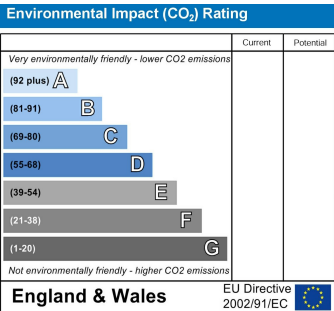
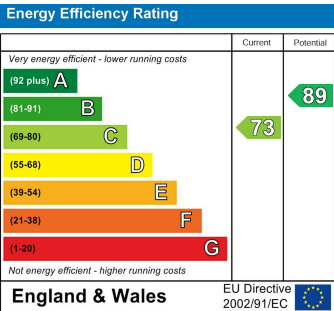
The vendor has advised the following:

Property Tenure is Freehold

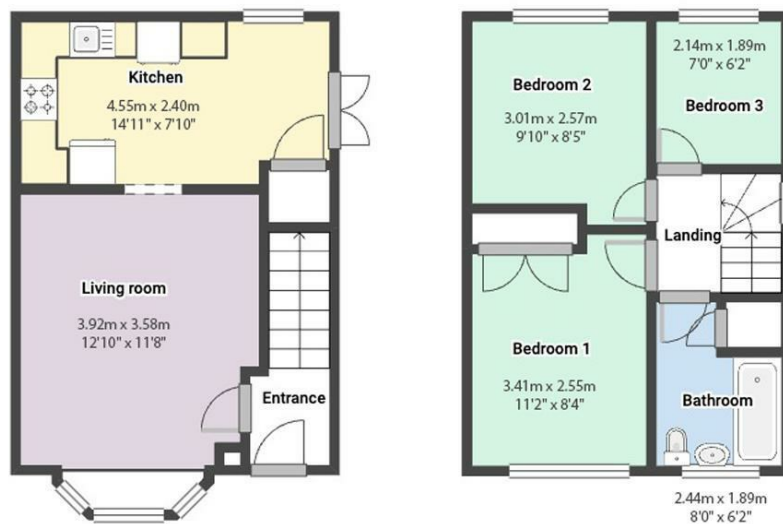
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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to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