

HoldenCopley

PREPARE TO BE MOVED

Langley Avenue, Arnold, Nottinghamshire NG5 6NN

£250,000

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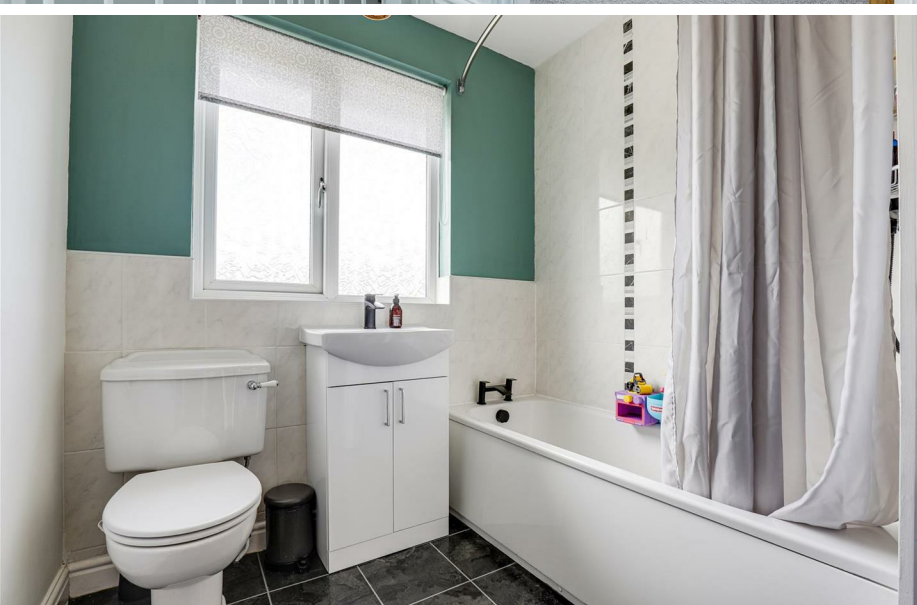


LOCATION, LOCATION, LOCATION...

This two-bedroom semi-detached house, nestled in the ever-popular neighbourhood of Arnold, presents a superb opportunity for both families and savvy investors. It's ideally located, just a short walk from a range of local amenities, excellent schools, and transport links that make commuting a breeze. Stepping through the front door, you're greeted by a welcoming entrance hall. The living room boasts a charming feature fireplace, with a large bay window that floods the space with natural light, flowing seamlessly into the dining room. The fitted kitchen, is functional and gives you access to the rear garden perfect for those summer nights when you're looking to step outside. Upstairs, you'll find two well-sized bedrooms, with the main bedroom enjoying another lovely bay window. The bathroom is a classic three-piece suite, perfect for unwinding after a busy day. Outside, the front of the house features a driveway leading to a garage, with additional access to the rear garden. The south-facing garden at the back is both spacious and private, with a patio area beneath a pergola, a neat lawn, gravel borders, and a shed. It's a peaceful space, ideal for family gatherings or just a quiet moment of solitude.

MUST BE VIEWED





- Semi Detached House
- Two Double Bedrooms
- Living Room
- Dining Room
- Fitted Kitchen
- Three-Piece Bathroom Suite
- Garage & Driveway
- Spacious Enclosed South Facing Garden
- Excellent Transport Links
- Must Be Viewed





GROUND FLOOR

Entrance Hall

3'11" x 3'9" (1.21m x 1.15m)

The entrance hall has wood-effect flooring, carpeted stairs, a vertical radiator, and a composite door providing access to the accommodation

Living Room

12'1" x 14'10" (3.69m x 4.53m)

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

Dining Room

8'0" x 15'6" (2.46m x 4.74m)

The dining room has a UPVC double-glazed window to the side elevation, two radiators, a built-in cupboard, space for a dining table, recessed spotlights, wood-effect flooring, and access to the kitchen

Kitchen

14'7" x 8'10" (4.46m x 2.71m)

The kitchen has a range of fitted base and wall units with worktops and a breakfast bar. It includes a stainless steel sink with a swan-neck mixer tap and drainer, space for a freestanding cooker with an extractor fan, space for a fridge freezer, and plumbing for both a washing machine and dishwasher. There's also space for a dining table, a radiator, recessed spotlights, tiled splashback, and tiled flooring. A UPVC double glazed window faces the rear elevation, and a UPVC door opens to the rear garden

FIRST FLOOR

Landing

3'11" x 3'0" (1.20m x 0.92m)

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

Master Bedroom

11'6" x 15'5" (3.51m x 4.71m)

The main bedroom has a UPVC double glazed bay window and an additional UPVC double glazed window to the front elevation, two radiators, and carpeted flooring

Bedroom Two

8'3" x 11'6" (2.52m x 3.53m)

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

Bathroom

8'0" x 6'9" (2.44m x 2.07m)

The bathroom has a UPVC double-glazed obscure window to the rear elevation, a low-level flush W/C, a vanity-style wash basin, a panelled bath with a wall-mounted shower fixture, a built-in cupboard, a heated towel rail, partially tiled walls, and tiled flooring

OUTSIDE

Front

To the front of the property, there is a driveway providing access to the garage and the rear garden

Garage

The garage offers ample storage, a window to the rear elevation, a door opening to the rear garden, and double doors opening to the driveway

Rear

To the rear of the property is an enclosed, generously sized, south-facing garden with a patio featuring a pergola, a lawn, gravel borders, a shed, and a fenced 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- 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 - 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.

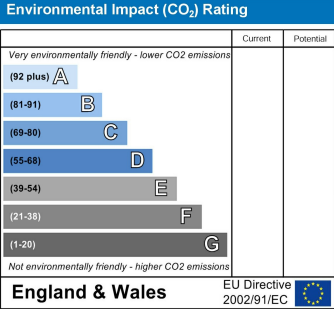
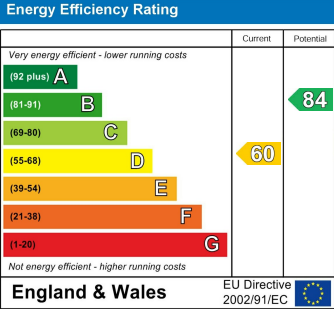
The vendor has advised the following:

Property Tenure is Freehold

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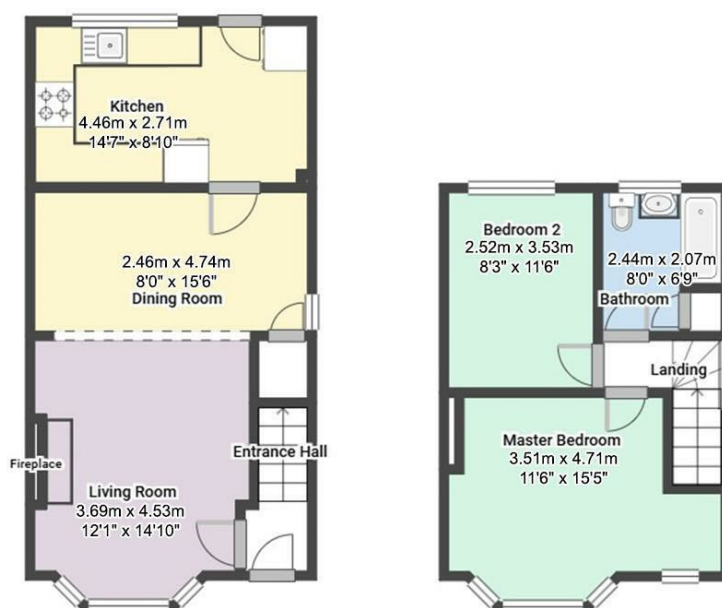
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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