

HoldenCopley

PREPARE TO BE MOVED

Langford Road, Arnold, Nottinghamshire NG5 7HR

Guide Price £250,000 - £260,000

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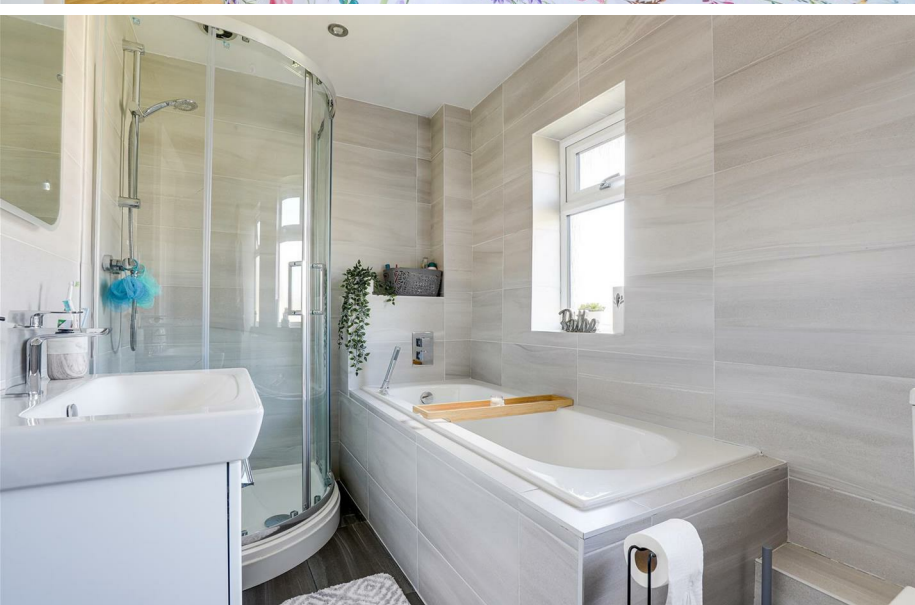
GUIDE PRICE £250,000 - £260,000

PERFECT FOR A RANGE OF BUYERS...

This well-presented three-bedroom semi-detached house offers spacious and versatile accommodation, making it the perfect home for a growing family. Situated in a highly popular part of Arnold, this property is just a stone's throw away from excellent local schools, shops, eateries and transport links into Nottingham City Centre. The ground floor comprises an entrance hall, a bright and airy living room with sliding doors to the garden, a modern fitted shaker-style kitchen with French doors opening onto the rear garden, and a separate office room—ideal for those working from home. Upstairs, the property boasts three well-proportioned bedrooms, all serviced by a stylish four-piece bathroom suite. Outside, the property benefits from off-street parking to the front, whilst to the rear is a private enclosed garden with a decked seating area, lawn, patio and shed—perfect for entertaining or relaxing in the summer months.

MUST BE VIEWED





- Semi-Detached House
- Three Bedrooms
- Bright & Airy Living Room
- Modern Fitted Kitchen
- Office Room
- Four Piece Bathroom Suite
- Private Enclosed Rear Garden
- Off-Street Parking
- Popular Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

10*5" x 3*7" (3.18m x 1.09m)

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

Living Room

10*9" x 19*7" (3.28m x 5.98m)

The living room has carpeted flooring, a feature fireplace with a decorative surround and a hearth, a radiator, coving to the ceiling, recessed spotlights, a UPVC double-glazed window to the front elevation, and sliding patio doors leading out to the rear garden.

Kitchen

11*1" x 13*4" (3.38m x 4.06m)

The kitchen has a range of fitted shaker-style base and wall units with wood-effect worktops, a stainless steel sink with a swan-neck mixer tap and drainer, an integrated oven and gas hob with a stainless steel extractor fan, an integrated dishwasher, space and plumbing for a washing machine and tumble dryer, space for a fridge freezer, built-in storage cupboards, wood-effect flooring, partially tiled walls, a radiator, recessed spotlights, two UPVC double-glazed windows to the side and rear elevations, and double French doors leading out to the rear garden.

Office

5*5" x 6*11" (1.66m x 2.13m)

The office has wood-effect flooring, a radiator, a built-in cupboard, two UPVC double-glazed windows to the front and side elevations.

FIRST FLOOR

Landing

6*1" x 2*9" (1.86m x 0.85m)

The landing has carpeted flooring, two UPVC double-glazed windows to the side elevation, access to the loft, and access to the first floor accommodation.

Master Bedroom

12*5" x 10*7" (3.80m x 3.24m)

The main bedroom has wood-effect flooring, a radiator, coving to the ceiling, recessed spotlights, and two UPVC double-glazed windows to the front elevation.

Bedroom Two

12*5" x 8*9" (3.80m x 2.68m)

The second bedroom has wood-effect flooring, a radiator, a fitted cupboard and overhead cupboards, coving to the ceiling, and two UPVC double-glazed windows to the rear elevation.

Bedroom Three

7*1" x 9*7" (2.16m x 2.93m)

The third bedroom has wood-effect flooring, a radiator, coving to the ceiling, recessed spotlights, and two UPVC double-glazed windows to the front elevation.

Bathroom

9*6" x 5*7" (2.90m x 1.72m)

The bathroom has a low level flush W/C, a vanity style wash basin with a mixer tap, a panellled bath, a shower enclosure with a wall-mounted handheld shower fixture, tiled flooring and walls, a chrome heated towel rail, recessed spotlights, an extractor fan, and two UPVC double-glazed obscure windows to the rear elevation.

OUTSIDE

Front

To the front of the property is a driveway providing off-street parking, a gravelled area, and boundaries made up of hedges and fence panelling.

Rear

To the rear of the property is a private enclosed garden with a raised decked seating area, a lawn, a paved patio area, a shed, planted borders, and boundaries made up of brick wall and fence panelling.

ADDITIONAL INFORMATION

- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Gas 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 – All 4G and some 5G
- 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 - Gedling Borough Council - Band B

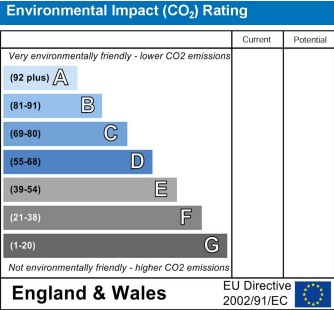
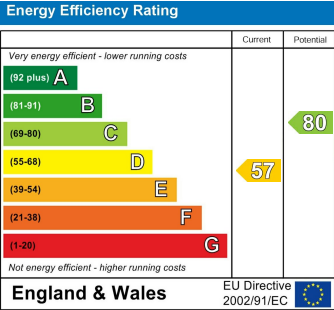
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

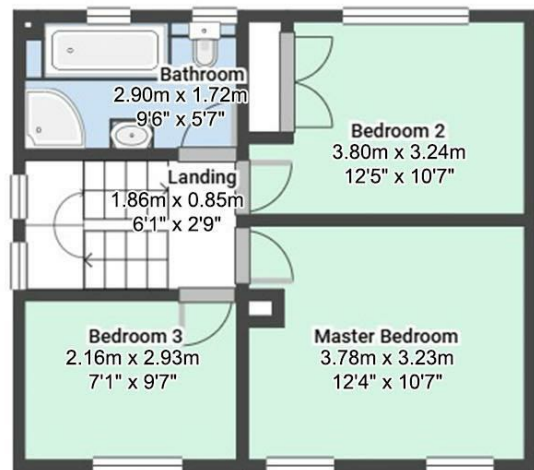
The vendor has advised the following:
Property Tenure is freehold.

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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 licence 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.





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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