

HoldenCopley

PREPARE TO BE MOVED

Langford Road, Arnold, Nottinghamshire NG5 7HP

Guide Price £190,000

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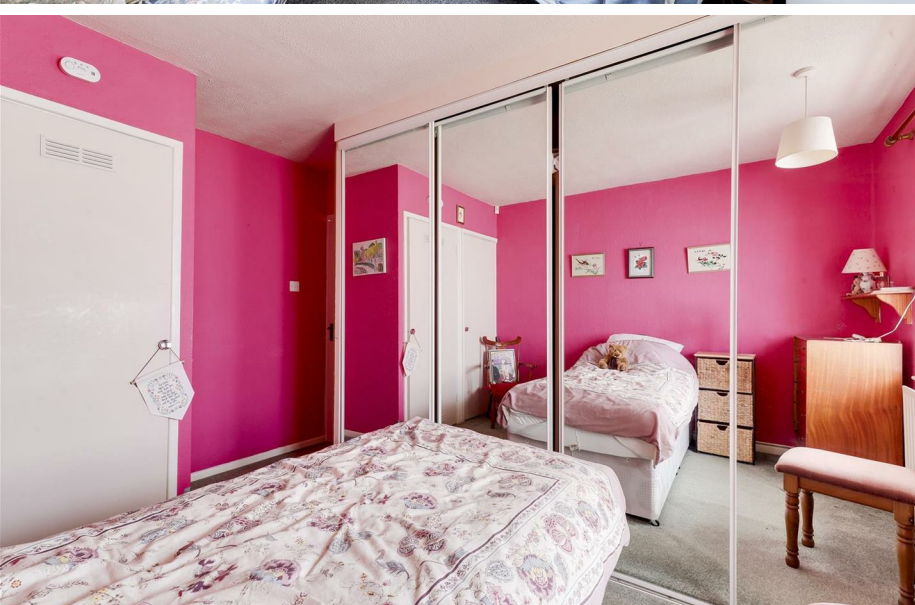
GUIDE PRICE £190,000 - £210,000

NO UPWARD CHAIN...

This two-bedroom semi-detached bungalow offers an exciting opportunity for a range of buyers, whether you're looking to downsize into a comfortable and manageable home or you're an investor seeking to add value. Located in a popular area, the property is within easy reach of a variety of local amenities, excellent transport links, and well-regarded schools. The accommodation comprises an entrance hallway, a spacious living room with a gas fireplace, a fitted kitchen, and a conservatory providing additional living space. There are two bedrooms, along with loft access offering further potential for storage. Outside, the property boasts a front garden with mature shrubs and a driveway providing off-street parking. To the rear, there is a detached garage and a private enclosed garden featuring a paved patio seating area, a lawn, and a variety of mature shrubs and trees, creating a peaceful outdoor retreat. This home is a must see to appreciate the potential and prime location this property has to offer.

MUST BE VIEWED





- Semi-Detached Bungalow
- Two Bedrooms
- Well Appointed Fitted Kitchen
- Spacious Reception Room & Conservatory
- Three Piece Shower Room
- Off-Road Parking & Garage
- Private Enclosed Rear Garden
- Popular Location
- No Upward Chain
- Must Be Viewed





ACCOMMODATION

Entrance

4'1" x 3'0" (1.26 x 0.92)

The entrance has carpeted stairs and a single door.

Hallway

10'7" x 5'1" (3.23 x 1.57)

The hallway has carpeted flooring, a radiator, plate rails and a single door providing access into the accommodation.

Living Room

16'7" x 9'11" (5.08 x 3.03)

The living room has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator and a gas fire with a decorative surround.

Kitchen

9'4" x 8'11" (2.87 x 2.74)

The kitchen has a range of fitted base and wall units with worktops and a breakfast bar, space for a freestanding cooker, a stainless steel sink with two drainers, space and plumbing for a washing machine, tile-effect flooring, tiled walls, a UPVC double-glazed window to the side elevation and a single door providing access into the conservatory.

Conservatory

17'0" x 7'3" (5.19 x 2.23)

The conservatory has UPVC double-glazed windows to the side and rear elevation, wood-effect flooring, a radiator, a polycarbonate roof and a single UPVC door providing access out to the garden.

Master Bedroom

12'9" x 9'10" (3.90 x 3.02)

The main bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator, two built-in cupboards and fitted mirrored sliding door wardrobes.

Bedroom Two

8'10" x 7'10" (2.71 x 2.40)

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

Shower Room

6'0" x 5'11" (1.85 x 1.82)

The shower room has a low level flush W/C, a vanity style wash basin, a corner fitted shower enclosure with an electric shower, tile-effect flooring, a radiator, partially tiled walls, coving, access into the loft and a UPVC double-glazed obscure window to the side elevation.

OUTSIDE

Front

To the front is a garden with mature shrubs, a driveway and double wooden gates providing rear access.

Rear

To the rear is a detached garage and a private garden with a paved patio seating area, a lawn and mature shrubs and trees.

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 1800 Mbps and Upload Speed 220 Mbps

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

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years +

Very low chance of flooding

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – asbestos garage roof

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.

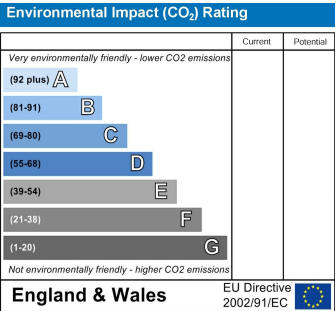
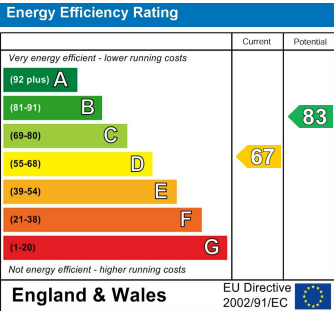
The vendor has advised the following:

Property Tenure is Freehold

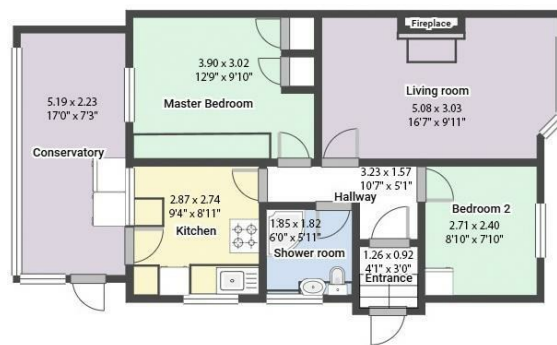
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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to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