

HoldenCopley

PREPARE TO BE MOVED

Langton Close, Colwick, Nottinghamshire NG4 2BW

Guide Price £200,000 - £220,000

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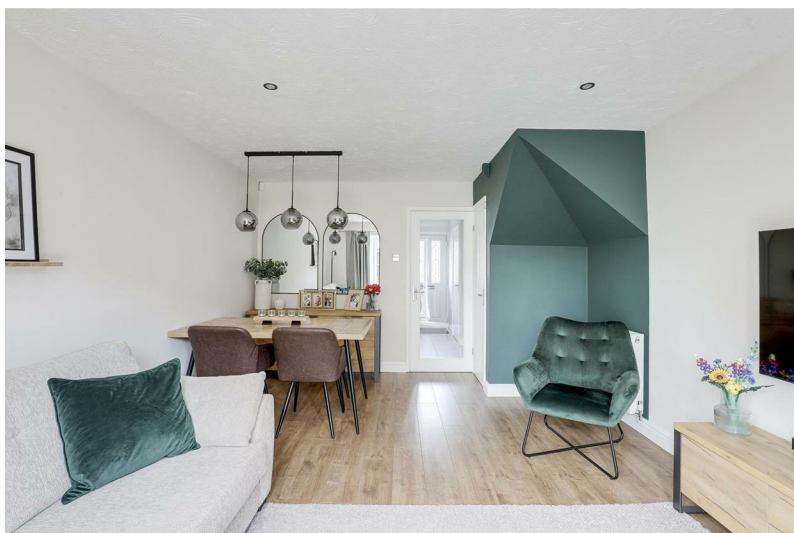


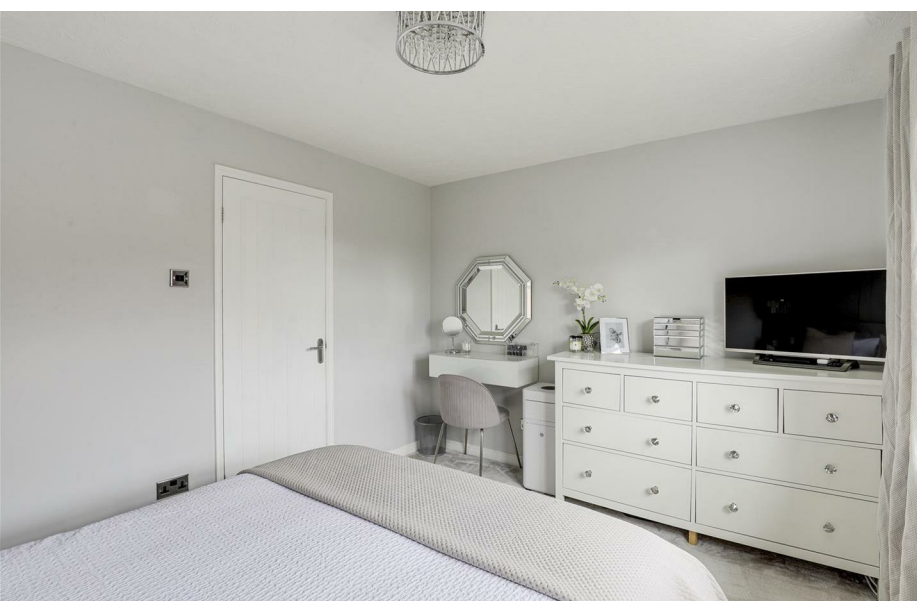
GUIDE PRICE: £200,000 - £210,000

PERFECT STARTER HOME...

This pristine two-bedroom end terraced house, situated in a quiet cul-de-sac in the popular location of Colwick, is perfect for immediate move-in. Benefiting from recent improvements, the home features a newly fitted kitchen and bathroom, as well as new windows and doors, ensuring a modern and stylish living space. The ground floor offers a welcoming entrance hall, a convenient W/C, and a contemporary kitchen equipped with integrated appliances. The spacious living room, with ample space for a dining area, boasts double French doors that open out to a beautifully landscaped garden. Upstairs, you will find two double bedrooms, both serviced by a sleek, modern bathroom suite. The property also includes a driveway with parking for two cars. With excellent school catchments, great commuting links, and easy access to the City Centre, this home is ideally located close to local amenities.

MUST BE VIEWED





- End-Terraced House
- Two Double Bedrooms
- Newly Fitted Kitchen With Integrated Appliances
- Ground Floor W/C
- Spacious Living Room
- Storage Space
- Newly Fitted Three-Piece Bathroom Suite
- Landscaped Garden With New Fencing
- Driveway For Two Cars
- Great School Catchments





GROUND FLOOR

Entrance Hall

The entrance hall has tiled flooring, a radiator, recessed spotlights, carpeted stairs, a wall-mounted digital thermostat, and a composite door providing access into the accommodation.

W/C

This space has a low level flush W/C, a wash basin, tiled splashback, wood-effect flooring, a radiator, a singular recessed spotlight, a wall-mounted consumer unit, and a UPVC double-glazed obscure window to the front elevation.

Kitchen

9'5" x 5'4" (2.89m x 1.65m)

The kitchen has a range of fitted gloss base and wall units with wooden worktops, a ceramic sink with a mixer tap and drainer, an integrated oven with a gas hob and extractor fan, an integrated microwave, an integrated fridge freezer, an integrated washing machine, an integrated dishwasher, tiled flooring, tiled splashback, a radiator, recessed spotlights, and a UPVC double-glazed window to the front elevation.

Living Room

15'2" x 11'6" (4.64m x 3.53m)

The living room has wood-effect flooring, recessed spotlights, space for a dining table, an in-built cupboard, a TV point, a radiator, and full height UPVC double-glazed windows with double French doors opening out to the rear garden.

FIRST FLOOR

Landing

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

Bedroom One

11'6" x 9'4" (3.53m x 2.86m)

The first bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a panelled feature wall, and a radiator.

Bathroom

5'7" x 5'2" (1.72m x 1.59m)

The bathroom has a concealed dual flush W/C combined with a vanity unit wash basin and fitted storage, a panelled bath with an overhead rainfall shower and a handheld shower head, a shower screen, partially tiled walls, recessed wall alcoves, wood-effect flooring, a chrome heated towel rail, recessed spotlights, and an extractor fan.

Bedroom Two

9'3" x 9'1" (2.83m x 2.77m)

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

OUTSIDE

Front

To the front of the property is off-road parking for two cars.

Rear

To the rear of the property is a private enclosed garden with a paved patio area, a lawn, a range of plants and shrubs, railway sleepers, a further block-paved patio area, courtesy lighting, fence panelled boundaries, and gated access.

ADDITIONAL INFORMATION

Broadband – Openreach, Virgin Media

Broadband Speed - Ultrafast -1000 Mbps (Highest available download speed)

220 Mbps (Highest available upload speed)

Phone Signal – Most of 3G / 4G / 5G available

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years+

Area - low risk of surface water flooding / low risk of flooding from rivers and

the sea

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.

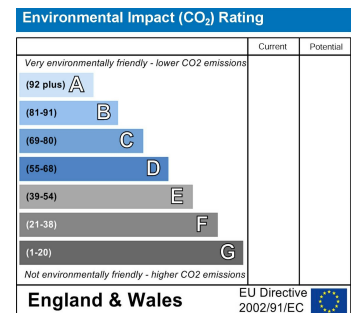
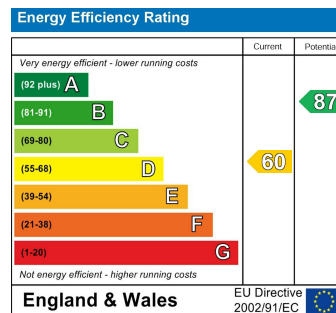
The vendor has advised the following:

Property Tenure is Freehold

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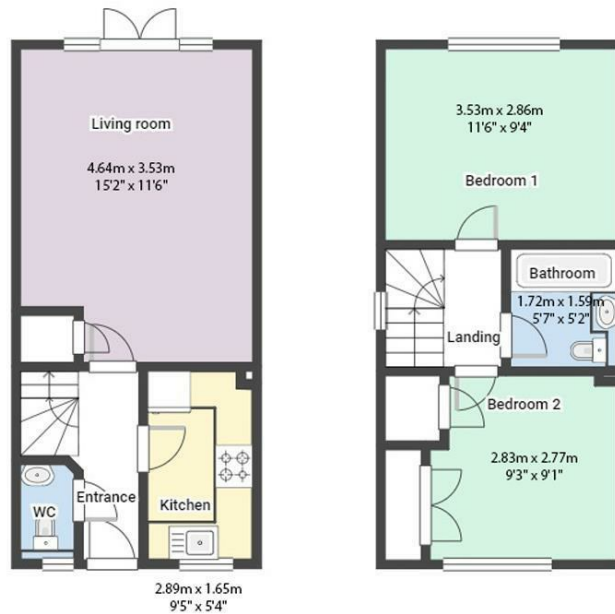
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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