

HoldenCopley

PREPARE TO BE MOVED

Langstrath Road, Clifton, Nottinghamshire NG11 8BW

Asking Price £220,000 - £230,000

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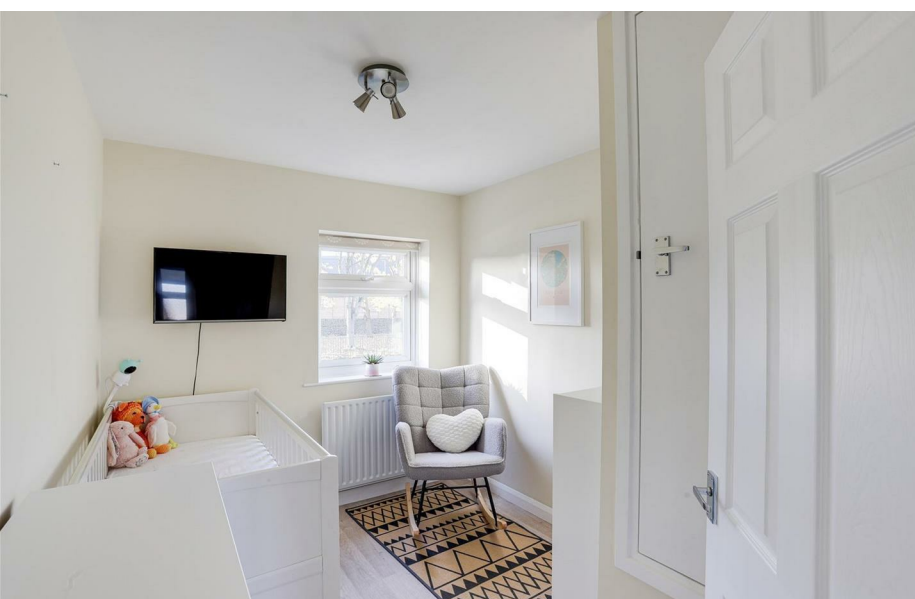


IDEAL FOR FIRST TIME BUYERS...

This beautifully presented three-bedroom mid-terrace home offers a perfect opportunity for first-time buyers looking for a property to move straight into. Situated in a convenient location, it is within close proximity to a range of local amenities, including shops, excellent transport links, and highly regarded school catchments, making it an ideal choice for families and professionals alike. The ground floor welcomes you with an entrance hall, leading to a comfortable living room, a modern fitted kitchen with stylish finishes, and a handy utility room, offering additional practicality and storage. On the first floor, there are three well-proportioned bedrooms, each thoughtfully designed for comfort and functionality, and access to the loft, providing ample additional storage space. Outside, the property continues to impress with parking available in a shared car park to the rear and a well maintained front garden with a hedge and decorative gravel. The large private landscaped rear garden offers an outdoor retreat, featuring a patio area for entertaining, a neatly maintained lawn, raised planters for added greenery, and a practical garden shed. Additionally, the property benefits from leased solar panels, providing energy efficiency and helping to reduce electricity costs. With its combination of style, convenience, and move-in-ready condition, this home is perfect for those looking to start their homeownership journey.

MUST BE VIEWED





- Mid Terrace House
- Three Bedrooms
- Spacious Living Room
- Modern Fitted Kitchen & Utility Room
- Three Piece Bathroom Suite
- Large Private Landscaped Rear Garden
- Off Road Parking
- Well Presented Throughout
- Close To Local Amenities
- Leased Solar Panels





GROUND FLOOR

Entrance Hall

4*4" max x 6*4" (1.34m max x 1.94m)

The entrance hall has wood-effect flooring, carpeted stairs, a radiator, built-in shoe storage and a single UPVC door providing access into the accommodation.

Living Room

14*7" max x 13*10" (4.46m max x 4.24m)

The living room has a UPVC double-glazed window to the front elevation, wood-effect flooring, a radiator, built-in cupboards and a feature fireplace with a decorative surround.

Kitchen

9*6" x 12*4" (2.90m x 3.77m)

The kitchen has a range of fitted shaker style base and wall units with worktops, an integrated oven and dishwasher, a gas hob with an extractor hood, a stainless steel sink and a half with a drainer and a swan neck mixer tap, a fridge-freezer, a wall-mounted boiler, wood-effect flooring, a radiator, space for a dining table set, a UPVC double-glazed window to the rear and open access into the utility room.

Utility Room

4*11" x 9*4" (1.50m x 2.87m)

The utility room has a range of fitted shaker style base and wall units with worktops, a stainless steel sink with a drainer, a washing machine, wood-effect flooring, a radiator, a built-in cupboard and a single door providing access out to the garden.

FIRST FLOOR

Landing

7*9" max x 7*8" (2.37m max x 2.34m)

The landing has carpeted flooring, a built-in cupboard, a wall-mounted Nest smart thermostat, access to the loft and provides access to the first floor accommodation.

Master Bedroom

9*9" x 12*9" (2.98m x 3.90m)

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

Bedroom Two

9*8" x 10*9" (2.96m x 3.29m)

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

Bedroom Three

9*8" max x 7*9" (2.96m max x 2.38m)

The third bedroom has a UPVC double-glazed window to the front elevation, wood-effect flooring, a built-in cupboard and a radiator.

Bathroom

5*6" x 7*9" (1.68m x 2.38m)

The bathroom has a low level flush W/C, a pedestal wash basin, a P shaped fitted bath an electric shower and a glass shower screen, vinyl flooring, a radiator, partially tiled walls, an extractor fan and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front of the property is a is a well maintained front garden with a hedge and decorative gravel and a single wooden gate providing access.

Rear

To the rear of the property is a large private garden with a fence panelled boundary, courtesy lighting, an outdoor tap, a patio with a stone border, a well-maintained lawn, raised planters, a shed, a single wooden gate and parking available in the shared rear car park.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Openreach, Virgin Media

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

220 Mbps (Highest available upload speed)

Phone Signal – All 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 – Solar Panel lease scheme - 25 years commencing in 2012. Provides free electricity for household usage.

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Nottingham City Council - Band A

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

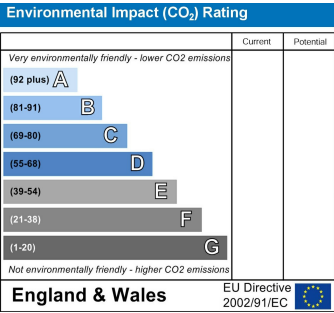
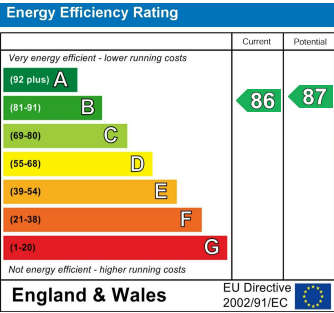
The information regarding service charges and ground rent has been obtained from the vendor. HoldenCopley have checked the most recent statement for ground rent and service charge and have obtained the lease length via the Land registry.

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 information will be confirmed by your solicitor via the management pack and Landlord pack where applicable. We strongly recommended that you contact your solicitor before entering into negotiations to confirm the accuracy of information.

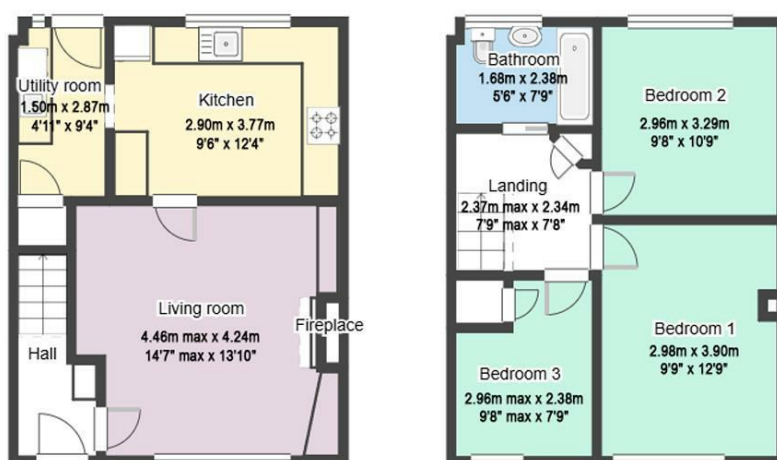
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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to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