



## 153 The Woodlands, Langwith, NG20 9BX

Offers Over £136,000

- Spacious Three Bedroom Home
- Kitchen/ Diner
- GCH & Upvc
- Conservatory
- Popular Location
- No Chain

# 153 The Woodlands, Langwith NG20 9BX

\*\* No Chain\*

Tassi Sales & Lettings are delighted to offer to the market this three bedroom spacious home in the popular village location of Langwith.

The property offers great space comprising of spacious lounge, kitchen/diner and lean too to the ground floor, with the first floor offering three spacious bedrooms, family bathroom and loft access.

Externally there is ample on road parking and a low maintenance front garden, with jitty leading to the rear that offers a good sized enclosed rear garden with patio area, shrubs and mature trees.

The property is a short walk away from local transport links and amenities.

Call us now on to arrange an accompanied viewing.



Council Tax Band: A



## Ground Floor Accommodation

### Upvc Entrance Door

Stairs off to the first floor and access to the lounge, kitchen and cloakroom

### Lounge

Lounge with UPVC French doors to the rear elevation , UPVC window to the front elevation, radiator, ceiling light point and laminate flooring.

### Kitchen/Diner

Fitted with a range of wall and base units, roll edge work surfaces, sink with a mixer tap over, built in electric oven and hob with extractor over, tiled flooring, ceiling light point, tiled splash backs, UPVC double glazed window to the front and rear elevation, access to the lean too/conservatory.

### Conservatory

Tiled floor and double doors leading to the rear garden.

### Cloak Room

Window to rear elevation.

## First Floor Accommodation

### First Floor Landing

With carpeted flooring, access to three bedrooms, bathroom and loft access.

### Bedroom One

UPVC double glazed window to the front elevation, radiator, carpeted flooring and ceiling light point.

### Bedroom Two

UPVC double glazed window to the rear elevation, radiator, carpeted flooring and ceiling light point.

### Bedroom Three

UPVC double glazed window to the front elevation, radiator, carpeted flooring and ceiling light point.

### Bathroom

Fitted with three piece suite comprising bath with shower over, bi fold glass shower screen, wash hand basin and WC. UPVC obscured windows to the rear elevation.

### Outside

At the front property you have a gated enclosed front garden with concrete path to main entrance door, laid to lawn each side with mature trees.

To the rear garden you have gated access lead from the side jitty leading to a slabbed patio area, mainly laid to lawn with mature shrubs and trees with fenced boundary.

### Referral Arrangement Note

Tassi Sales & Lettings always refer sellers (and will offer to refer buyers) to Sheltons Solicitors, Bryan & Armstrong, and Marchants for conveyancing services (as above). It is your decision as to whether or not you choose to deal with these conveyancers. Should you decide to use the conveyancers named above, you should know that Tassi Sales & Lettings would receive a referral fee of between £120 and £240 including VAT from them, for recommending you to them

### Disclaimer

#### Disclaimer Notes

Services, equipment and fittings mentioned in these particulars have NOT been tested, and as such, no warranties can be given. Prospective purchasers are advised to make their own enquiries regarding such matters.

These sales particulars are produced in good faith and are not intended to form part of a contract. Whilst Tassi Sales and Lettings have taken care in



obtaining internal measurements, they should only be regarded as approximate.

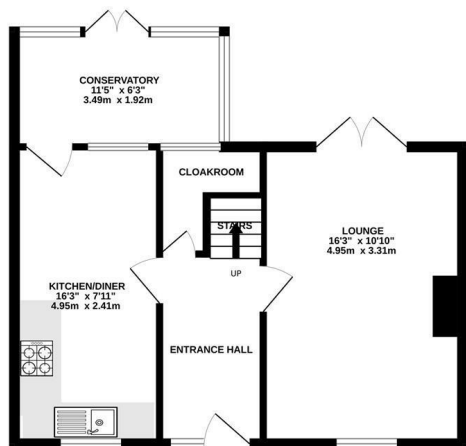
#### Money Laundering

Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, Tassi Sales and Lettings require any successful purchasers proceeding with a purchase to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill. This evidence will be required prior to Tassi Sales and Lettings instructing solicitors in the purchase or the sale of a property.

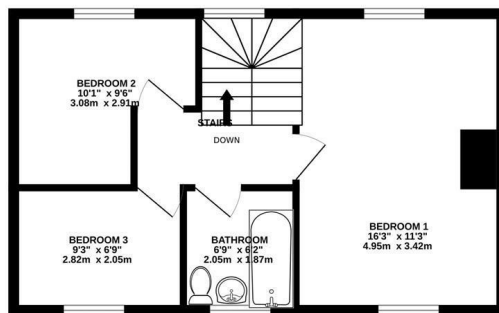




GROUND FLOOR  
464 sq.ft. (43.2 sq.m.) approx.



1ST FLOOR  
426 sq.ft. (39.6 sq.m.) approx.



TOTAL FLOOR AREA: 891 sq.ft. (82.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2024



## Directions

## Viewings

Viewings by arrangement only. Call 01623 747 956 to make an appointment.

## Council Tax Band

B

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		84
(69-80)	C	69	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	