



**The Independent Property Professionals**

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**5 Langton Close, Colwick,  
Nottingham NG4 2BW**



**Price Guide: £210,000 to £220,000**

**A modern 3 bedroom town house with the advantage of a garage and conservatory forming part of a popular residential locality with easy access to Nottingham City Centre.**

**28-30 Pelham Street, Nottingham NG1 2EG**

Telephone: 0115 958 6586

[www.tanners-properties.co.uk](http://www.tanners-properties.co.uk)

e mail: [tanners@tannersproperties.co.uk](mailto:tanners@tannersproperties.co.uk)



### Directional Notes

The property can be reached by travelling east out of Nottingham City Centre along Daleside Road and on entering Colwick, turn left into Vale Road and after a short distance turn left into Furzebrook Road, right into Hartsburg Drive and right into Langton Close, the property located on the right hand side

### Description

The property comprises a modern centre terraced town house providing three bedroomed accommodation over two floors having the benefit of an integral garage, conservatory at the rear and gas central heating. The property has an open plan front garden with a driveway at the side and at the rear is an enclosed south westerly facing garden.

The property forms part of an established and popular residential locality with easy access to Nottingham City Centre.

### Accommodation

#### Ground floor

**Entrance Hallway, - ground floor toilet** with low suite wc, wash hand basin,

**Living Room** – 5m x 4.6m, staircase to first floor

**Dining Room** – ??? x 2.45m, double glazed patio doors to conservatory.

**Kitchen** – 2.64m x 2.1m, fitted with a range of wall cupboards and base units incorporating stainless steel sink, integrated oven, gas hob, extractor and dishwasher

**Conservatory** – 3.21m x 3.98m, double glazed windows, ceramic tiled floor, French doors leading to rear garden.

#### First Floor

**Bedroom 1 (front)** – 3.38m x 2.65m, fitted wardrobes.

**Bedroom 2 (rear)** – 3.7m x 2.56

**Bedroom 3 (rear)** – 2.76m x 1.95m

**Bathroom / toilet** – white suite of panelled bath with shower over, pedestal wash basin, low suite wc

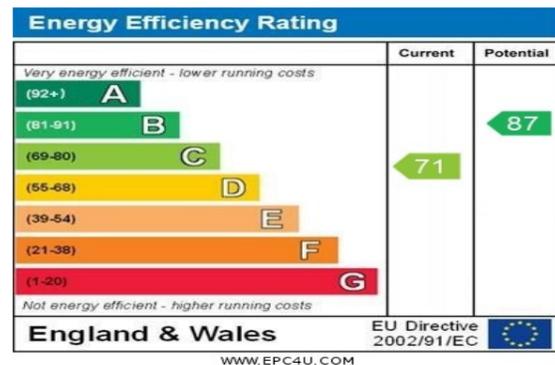
### Outside

At the front of the property is a driveway providing off street parking and an open plan garden. The drive leads to an integral (beneath flying freehold) **garage.**

At the rear is an enclosed garden, south facing, with a timber decking area off the conservatory.

### Energy Performance Certificate

Below is the graph relating to this property. Should you require further information please do not hesitate to contact this office.



### Council Tax:

Council Tax Band C current charges **£ 2,236.94**  
**2025/2026 Gedling Borough Council**

### Viewing:

Strictly by appointment through the Nottingham Office Tel: 01159586586  
E mail: [tanners@tannersproperties.co.uk](mailto:tanners@tannersproperties.co.uk)



Note: These details are for guidance only.

All measurements are approximate and none of the appliances or services have been tested. These particulars do not form part of an offer or contract nor may they be regarded as representations. All interested parties must verify their accuracy.