



18 Langbank Avenue, Nottingham

£240,000 Freehold

Detached Bungalow • Three Bedrooms • Well Appointed Fitted Kitchen-Diner • Spacious Living Room • Shower Room • Off-Road Parking & Carport • Enclosed Low Maintenance Rear Garden • Well-Connected Location • Excellent Transport Links • Must Be Viewed



GUIDE PRICE £240,000 – £250,000

DETACHED BUNGALOW IN WELL-CONNECTED LOCATION...

This three-bedroom detached bungalow offers single-storey accommodation, making it an ideal purchase for a range of buyers including downsizers, families, and those seeking the convenience of single-level living. Situated in a well-connected location, the property is within easy reach of local shops, great schools, and fantastic transport links. The accommodation comprises a fitted kitchen diner, perfect for everyday living and entertaining, a spacious living room offering a comfortable place to relax, three well-proportioned bedrooms, two of which benefit from fitted wardrobes, and a shower room complete with a walk-in shower. Outside, the property enjoys a block-paved driveway to the front, providing off-road parking and leading to a useful carport. To the rear is an enclosed garden featuring a paved patio, a variety of plants, and a garden shed, creating an enjoyable outdoor space with minimal maintenance requirements.

MUST BE VIEWED

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:



ACCOMMODATION

Kitchen-Diner

22' 4" x 11' 5" (6.80m x 3.47m)

The kitchen-diner has a range of fitted base and wall units with worktops and a tiled splashback, space for a freestanding cooker, a stainless steel sink and a half with a drainer, space and plumbing for a washing machine, space for a dining table, wood-effect flooring, two radiators, a UPVC double-glazed bow window to the front elevation, a UPVC double-glazed window to the side elevation and a single UPVC door providing access into the accommodation.

Corridor

11' 9" x 2' 9" (3.57m x 0.84m)

The corridor has carpeted flooring and access into the loft.

Living Room

16' 1" x 14' 0" (4.89m x 4.26m)

The living room has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, a dado rail and a built-in wooden display cabinet with cupboards and drawers.

Master Bedroom

14' 1" x 8' 9" (4.28m x 2.66m)

The main bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator, fitted floor to ceiling wardrobes, recessed spotlights and a single UPVC door providing access out to the garden.

Bedroom Two

11' 9" x 9' 0" (3.58m x 2.74m)

The second bedroom has carpeted flooring, a radiator and UPVC double French doors providing access out to the garden.

Bedroom Three

11' 0" x 6' 9" (3.35m x 2.05m)

The third bedroom has a UPVC double-glazed window to the side elevation, carpeted flooring, a radiator and a fitted floor to ceiling wardrobe.

Shower Room

8' 11" x 5' 9" (2.71m x 1.74m)

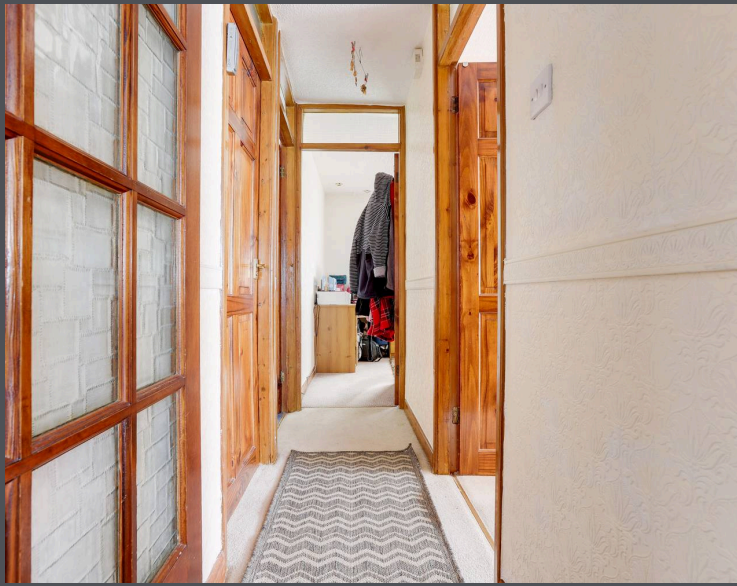
The shower room has a low level flush W/C, a pedestal wash basin, a walk in shower enclosure with a mains-fed shower and fold-up shower seat, waterproof flooring, waterproof wall panels, a heated towel rail and a UPVC double-glazed obscure window to the side elevation.

OUTSIDE

Carport

40' 1" x 8' 1" (12.22m x 2.46m)

The carport has a polycarbonate roof and an outdoor tap.



Rear Garden

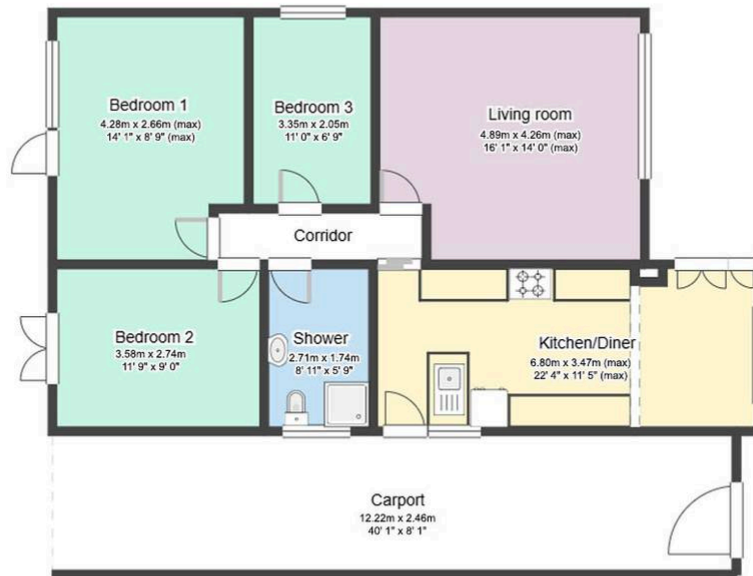
To the rear is an enclosed garden with a sheltered seating area, paving, various plants and a shed.

ADDITIONAL INFORMATION

Broadband Speed – Ultrafast – 5500 Mbps (Highest available download speed) & 5500 Mbps (Highest available upload speed) | Phone Signal – All 4G & 5G coverage | Electricity – Mains Supply | Water – Mains Supply | Heating – Gas Central Heating – Connected to Mains Supply | Sewage – Mains Supply | Flood Risk – No flooding in the past 5 years+ | Flood Risk Area – very low chance of flooding | Construction – Brick | Mining Area – Located on the coalfield. No further mining report is currently required for this property according to Mining Remediation Authority records. | Accessibility – No | Other Material / Safety Issues – No known safety issues have been disclosed by the seller. | Any Legal Restrictions – No | Council Tax Band Rating – Nottingham City Council – Band C | Tenure: Freehold |

DISCLAIMER

Agents Disclaimer: HoldenCopley, their clients and employees 1: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.



This floorplan is for illustrative purposes only.

All measurements, positions of walls, doors, windows, fittings and appliances are approximate, not to scale and should not be relied upon as a statement of fact. HoldenCopley, their clients and employees are not authorised to make or give any representations or warranties in relation to the property. No responsibility is taken for any statement that may be made in these particulars, which do not form part of any offer or contract. Areas, measurements and distances are approximate. Text, photographs and plans are for guidance only and may not be comprehensive. Planning, building regulation or other consents should not be assumed, and no services or equipment have been tested. Purchasers must make their own investigations before entering any agreement.

