

101 Langdale Road, Nottingham - NG3 7FD

Guide Price **£240,000**

DavidJames
the estate agent







101 Langdale Road

Nottingham

GUIDE PRICE £240,000 - £250,000 NO CHAIN!
Detached property with modern dining kitchen, lounge, 3 bedrooms and a 3 piece shower room. Additional space includes a lean-to and separate outbuilding within the low-maintenance garden.
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating:

- Detached family home
- Offered to the market with no upward chain
- Located within walking distance of Colwick Country Park, convenient transport links and amenities
- Bright lounge with feature fire and box window
- Modern dining kitchen with integrated cooking appliances
- Spacious lean-to (currently utililised as a utility)
- Three well-proportioned bedrooms (main bedroom with in-built wardrobes)
- Shower room with three piece suite and electric shower
- Separate outside workshop/utility with an adjoining two piece WC, power and lighting
- Low-maintenance rear garden









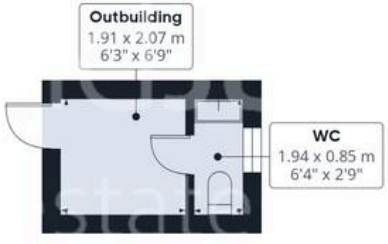




Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

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Approximate total area(1)

84.9 m²

913 ft²

Reduced headroom

0.9 m²

9 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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