

# HoldenCopley

PREPARE TO BE MOVED

Langford Road, Arnold, Nottinghamshire NG5 7HR

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£250,000

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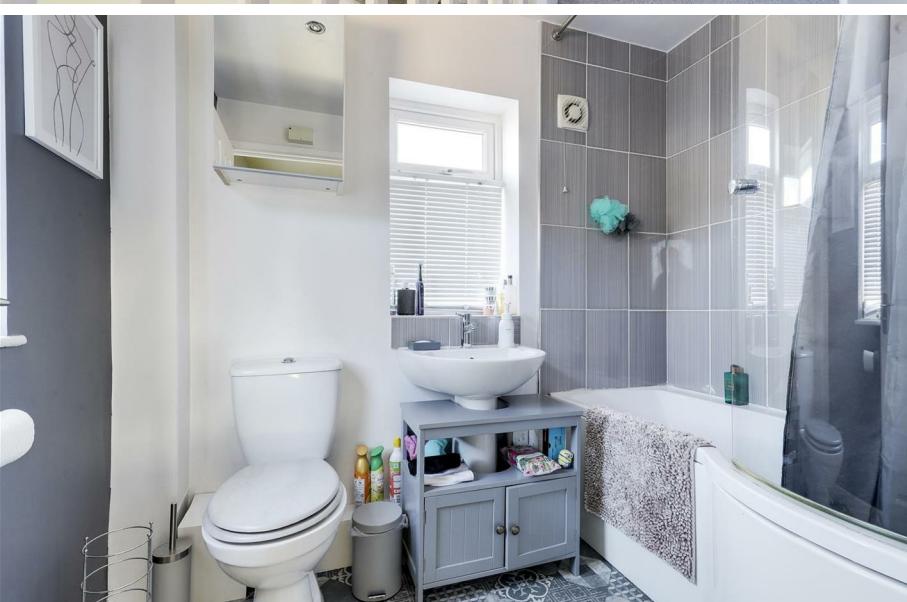
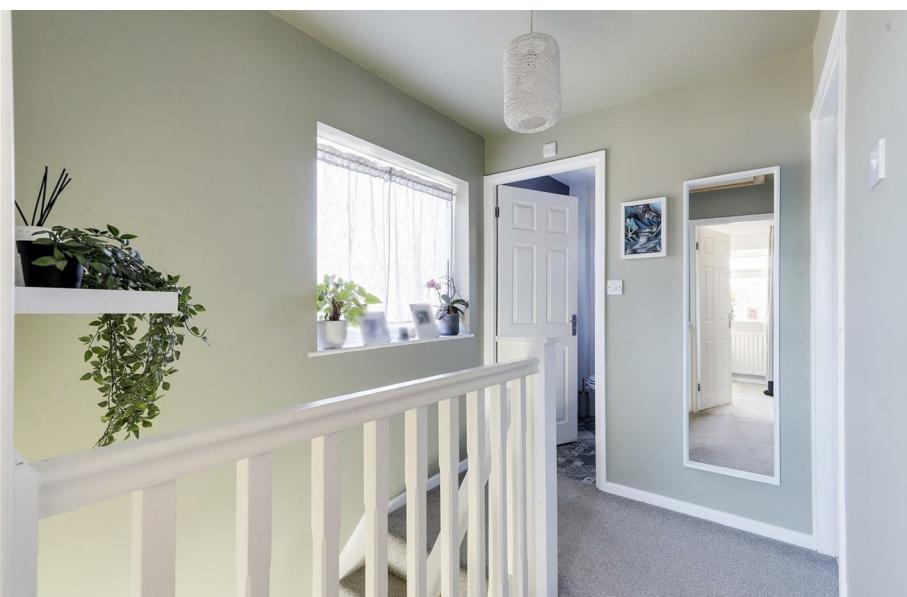


## WELL-CONNECTED AREA...

This three-bedroom semi-detached house provides a generous and flexible layout, ideal for a growing family. Located in a highly sought-after area of Arnold, the property benefits from close proximity to excellent local schools, a variety of shops and eateries, and convenient transport links into Nottingham City Centre. On the ground floor, the property features an entrance hall leading to a W/C, a comfortable living room, and a spacious fitted kitchen/diner with direct access to the rear garden, perfect for family meals and entertaining. Upstairs, there are three well-proportioned bedrooms and a modern three-piece bathroom suite. Externally, the property boasts a block-paved driveway at the front, providing off-street parking for several vehicles. To the rear, there is an enclosed garden designed for both relaxation and practicality. It includes a patio area, a lawn, a second patio seating space, a brick-built outbuilding, an outside tap, and is enclosed by a combination of fence panels and hedging, offering both privacy and a welcoming outdoor space.

## MUST BE VIEWED





- Semi-Detached House
- Three Bedrooms
- Living Room
- Fitted Kitchen-Diner
- Three-Piece Bathroom Suite
- Ground Floor W/C
- Off-Street Parking
- Enclosed Rear Garden
- Popular Location
- Must Be Viewed





## GROUND FLOOR

### Entrance Hall

12'1" x 5'9" (3.69 x 1.77)

The entrance hall has a UPVC double glazed obscure window to the front elevation, wood-effect flooring, carpeted stairs, a wall-mounted alarm keypad, a radiator, and a composite door providing access into the accommodation.

### W/C

4'3" x 2'4" (1.31 x 0.72)

This space has a low level flush W/C, a pedestal wash basin with a tiled splashback, and wood-effect flooring.

### Living Room

13'1" x 12'5" (4.01 x 3.81)

The living room has a UPVC double glazed window to the front elevation, a feature fireplace, a TV point, and wood-effect flooring.

### Kitchen/Diner

19'4" x 8'10" (5.90 x 2.71)

The kitchen diner has a range of fitted base and wall units with worktops, a stainless steel sink and half with a mixer tap and drainer, an integrated oven, hob and extractor hood, space for a fridge freezer, space and plumbing for a washing machine and dishwasher, space for a dining table, a radiator, tiled splashback, wood-effect flooring, two UPVC double glazed windows to the rear and side elevation, and a UPVC door opening to the rear garden.

## FIRST FLOOR

### Landing

8'0" x 6'0" (2.46 x 1.85)

The landing has a UPVC double glazed window to the side elevation, carpeted flooring, access into the loft, and access to the first floor accommodation.

### Master Bedroom

13'0" x 12'6" (3.97 x 3.82)

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

### Bedroom Two

13'1" x 8'11" (3.99 x 2.74)

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

### Bedroom Three

9'3" x 7'3" (2.82 x 2.22)

The third bedroom has a UPVC double glazed window to the front elevation, a radiator, a TV point, and carpeted flooring.

### Bathroom

7'6" x 5'5" (2.30 x 1.67)

The bathroom has two UPVC double glazed windows to the side and rear elevation, a low level flush W/C, a pedestal wash basin, a panelled bath with a wall-mounted shower fixture and shower screen, a chrome heated towel rail, recessed spotlights, an extractor fan, partially tiled walls, and vinyl flooring.

## OUTSIDE

### Front

To the front of the property is a block paved driveway for a number of vehicles, and access to the rear garden.

### Rear

To the rear of the property is an enclosed garden with an outside tap, a patio area, a brick built out building, a lawn, a patio seating area, and a fence panelled and hedged boundary.

## ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Fibre

Broadband Speed - Ultrafast Download Speed 1800Mbps and Upload Speed

1000Mbps

Phone Signal – Good coverage of Voice, 4G & 5G - Some coverage of 3G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

## DISCLAIMER

Council Tax Band Rating - Gedling Borough Council - Band G

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.

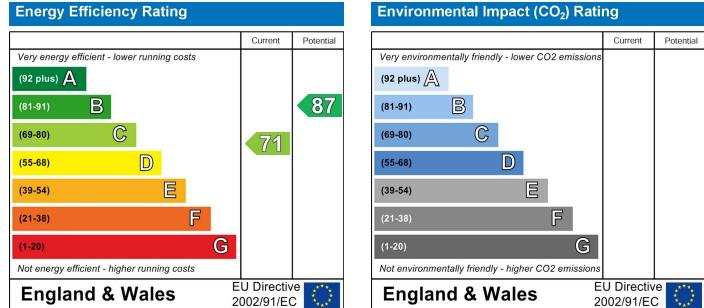
The vendor has advised the following:

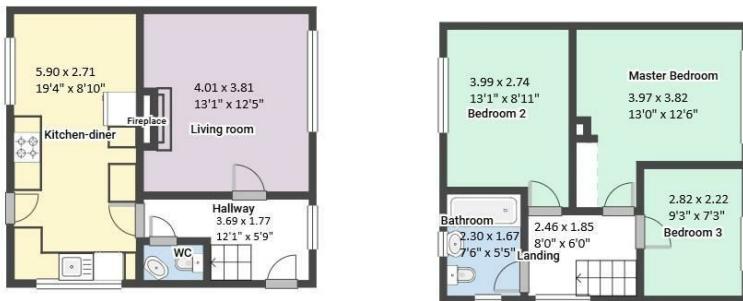
Property Tenure is Freehold

Agents Disclaimer: HoldenCopley, their clients and employees I: 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.

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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**This floorplan is for illustrative purposes only.**

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