

# HoldenCopley

PREPARE TO BE MOVED

Langdon Close, Sherwood, Nottinghamshire NG5 IDY

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Guide Price £210,000



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GUIDE PRICE £210,000 - £230,000

BEAUTIFULLY PRESENTED THROUGHOUT...

This three bedroom end-terraced townhouse would be the perfect purchase for any first-time buyers or investors alike as the property is exceptionally well-presented and benefits from having new flooring, landscaped gardens, a new kitchen, a new bathroom and much more, ready for you to drop your bags and move straight in. This property is situated in a quiet cul-de-sac within a popular location, just a stone's throw away from the vibrant Sherwood High Street, which is host to a range of shops, eateries and regular bus links into the City Centre along with catchment to great schools including Haydn Primary School. Internally, to the ground floor is a fitted kitchen, a utility with a W/C and a spacious living room benefiting from a modern fireplace and a cloak area. Upstairs on the first floor are three bedrooms serviced by a modern bathroom suite and access to the boarded loft. Outside there are landscaped gardens to the front and rear along with off-road parking for two cars.

MUST BE VIEWED







- End-Terraced Townhouse
- Three Bedrooms
- Spacious Living Room
- Modern Kitchen Diner
- Utility & W/C
- Stylish Bathroom Suite
- Off-Road Parking
- UPVC Double-Glazed Windows With Bespoke Fitted Blinds
- Private South-Facing Garden
- Popular Location











GROUND FLOOR

Kitchen Diner

10'1" x 9'3" (3.09m x 2.84m)

The kitchen has a range of fitted shaker-style base and wall units with wooden worktops, a ceramic sink with a mixer tap, an integrated oven with an electric hob, an extractor hood, an integrated microwave, a custom-sized freestanding fridge freezer, wood-effect flooring, tiled splashback, a radiator, a sliding door into the living room, UPVC double-glazed windows to the front elevation and a composite door providing access into the accommodation

Utility & W/C

This space has a low level dual flush W/C, a wash basin with a fitted storage cupboard, tiled splashback, a worktop, space and plumbing for a washing machine, wood-effect flooring, a radiator, an extractor fan, a wall-mounted consumer unit and a UPVC double-glazed window to the front elevation

Living Room

14'1" x 13'7" (4.31m x 4.15m)

The living room has wood-effect flooring, a TV point, a feature fireplace with a coal-effect fire and decorative surround, two radiators, access into a cloak area, full height UPVC double-glazed windows to the rear elevation and double French doors opening out to the rear garden

FIRST FLOOR

Landing

The landing has carpeted flooring, an in-built cupboard, access to a partially boarded loft with lighting via a drop-down ladder and provides access to the first floor accommodation

Bedroom One

13'7" x 8'7" (4.15m x 2.64m)

The first bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator and a fitted sliding door wardrobe

Bedroom Two

8'6" x 6'7" (2.61m x 2.02m)

The second bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring and a radiator

Bedroom Three

8'5" x 6'8" (2.57m x 2.04m)

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

Bathroom

6'1" x 5'3" (1.87m x 1.62m)

The bathroom has a low level dual flush W/C, a panelled bath with an overhead rainfall shower and a handheld shower head, a shower screen, recessed wall alcoves, a chrome heated towel rail, waterproof splashback, an extractor fan, wood-effect flooring and a UPVC double-glazed obscure window to the side elevation

OUTSIDE

Front

To the front of the property is a slate chipped area with

iron-wrought gated access to a patio area along with off-road parking for two cars

Rear

To the rear of the property is a private enclosed south-facing garden with a decked seating area, a patio area, an artificial lawn, a shed and fence panelling

DISCLAIMER

Council Tax Band Rating - Nottingham City Council - Band C

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.

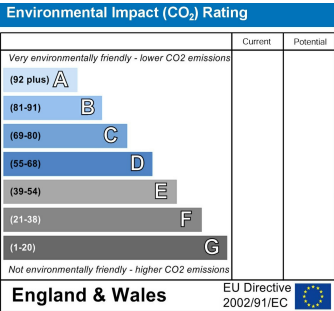
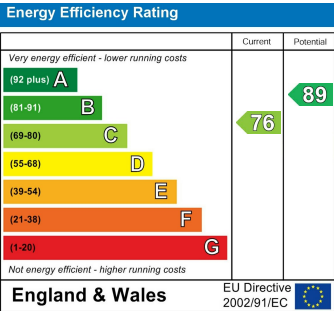
The vendor has advised the following:

Property Tenure is Freehold

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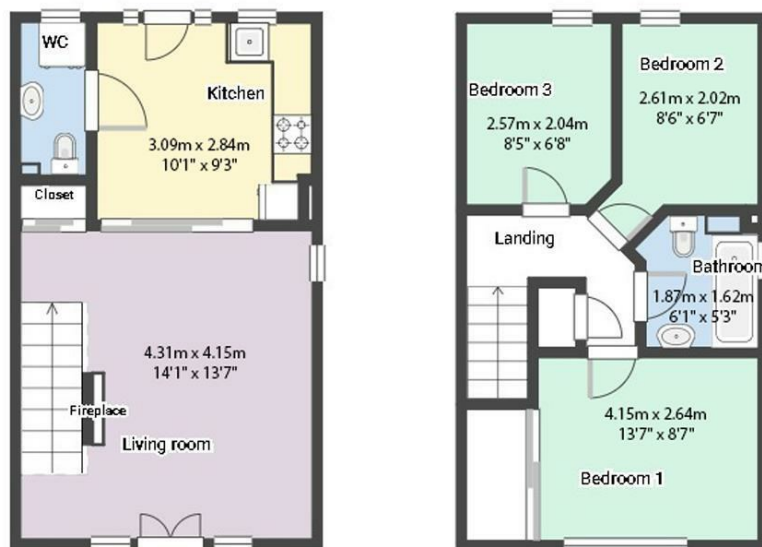
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or 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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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only. They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.  
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