

HoldenCopley

PREPARE TO BE MOVED

Langdon Close, Sherwood, Nottinghamshire NG5 IDY

Guide Price £250,000 - £290,000

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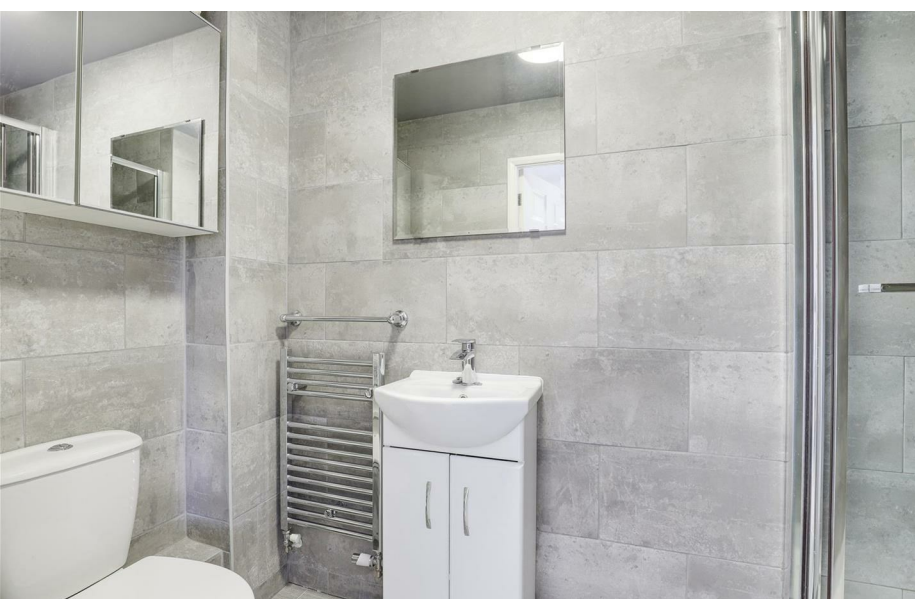
GUIDE PRICE: £250,000 - £270,000

PERFECT FOR FIRST-TIME OR FAMILY BUYERS...

This beautifully presented three-bedroom townhouse offers deceptively spacious accommodation set over three floors and is situated in a peaceful cul-de-sac location, just a short stroll from the vibrant Sherwood High Street with its range of shops, cafes, and local amenities, as well as excellent transport links to the City Hospital, QMC, and Nottingham City Centre. Internally, the property is immaculately decorated throughout and offers a practical and versatile layout. To the ground floor, you are welcomed via an entrance hall leading to a useful utility WC, access to an integral garage, and a bedroom with underfloor heating, perfect as a guest room, office, or playroom. To the first floor, you'll find a bright and spacious living room with a Juliet balcony, flooding the space with natural light, alongside a modern fitted kitchen diner featuring a range of integrated appliances and French doors opening onto a private rear balcony – ideal for enjoying your morning coffee or entertaining friends. The second floor hosts two further double bedrooms, both benefitting from fitted wardrobes, with the master enjoying a stylish en-suite shower room. A contemporary family bathroom and access to the loft complete the upper level. The property also benefits from a newly installed boiler operated by a HIVE smart thermostat, providing efficient and convenient heating control. For added safety, it is fitted with smoke alarms on each level and carbon monoxide alarms. Outside, the property boasts off-street parking via a driveway to the front and a beautifully landscaped, tiered rear garden, offering patio seating areas and fenced boundaries for privacy – perfect for relaxing in the warmer months.

MUST BE VIEWED





- Three-Storey Town House
- Three Double Bedrooms
- Spacious Living Room
- Fitted Kitchen Diner
- Lovely Balcony Overlooking Rear Garden
- Ground Floor Utility WC
- Bathroom & En-Suite
- New Boiler & HIVE Thermostat
- Landscaped Garden
- Driveway & Garage





GROUND FLOOR

Entrance Hall

20'11" max x 7'4" (6.39m max x 2.24m)

The entrance hall has tiled flooring, carpeted stairs, a radiator, an in-built cupboard, an under-stair cupboard, a wall-mounted security alarm panel, and a single composite door providing access into the accommodation.

Utility/WC

9'4" max x 7'4" (2.87m max x 2.26m)

The utility has a fitted base unit with a rolled-edge worktop, space and plumbing for a washing machine, a low level dual flush WC, a pedestal wash basin, a wall-mounted boiler, an electrical shaving point, space for a fridge freezer, a radiator, and a UPVC double-glazed obscure window to the rear elevation.

Bedroom Three

12'2" max x 10'5" (3.73m max x 3.18m)

The third bedroom has tiled flooring with underfloor heating, a vertical radiator, and double French doors opening out to the rear garden.

Garage

17'8" x 8'5" (5.40m x 2.57m)

The garage has lighting, power points, and a single up and over door opening out onto the front driveway.

FIRST FLOOR

Landing

8'7" x 2'11" (2.63m x 0.90m)

The landing has carpeted flooring, a radiator, and provides access to the first floor accommodation.

Living Room

15'7" max x 15'3" (4.75m max x 4.66m)

The living room has carpeted flooring, two radiators, a TV point, a UPVC double-glazed window to the front elevation, and double French doors opening out to a Juliet-style balcony.

Kitchen/Diner

15'2" max x 11'2" (4.63m max x 3.41m)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink and a half with a mixer tap and drainer, an integrated double oven with a gas hob and extractor hood, an integrated fridge freezer, an integrated dishwasher, vinyl flooring, partially tiled walls, space for a dining table, a radiator, a UPVC double-glazed window to the rear elevation, and double French doors opening out to a balcony area.

Rear Balcony

10'4" x 3'11" (3.17m x 0.96m)

The rear balcony has decking and overlooks the rear garden.

SECOND FLOOR

Upper Landing

8'10" x 3'10" (2.70m x 1.19m)

The upper landing has carpeted flooring, a radiator, an in-built cupboard, access to the loft, and provides access to the second floor accommodation.

Bedroom One

12'5" max x 10'3" (3.81m max x 3.13m)

The main bedroom has two UPVC double-glazed windows to the front elevation, carpeted flooring, a radiator, a fitted triple wardrobe, and access into the en-suite.

En-Suite

9'10" max x 3'11" (3.01m max x 1.20m)

The en-suite has a low level dual flush WC, a vanity unit wash basin with fitted storage underneath, a shower enclosure with a mains-fed shower and a bi-folding shower screen, an electrical shaving point, fully tiled walls, vinyl flooring, a chrome heated towel rail, and an extractor fan.

Bedroom Two

13'3" max x 9'1" (4.05m max x 2.79m)

The second bedroom has two UPVC double-glazed windows to the rear elevation, carpeted flooring, two radiators, and a fitted triple wardrobe.

Bathroom

7'5" x 5'5" (2.27m x 1.67m)

The bathroom has a low level dual flush WC, a pedestal wash basin, a panelled bath with an overhead shower fixture and a shower screen, fully tiled walls, vinyl flooring, an electrical shaving point, a radiator, recessed spotlights, and an extractor fan.

OUTSIDE

Front

To the front of the property is a driveway leading into an integral garage.

Rear

To the rear of the property is a private enclosed low maintenance tiered garden with patio areas, a pebbled border, raised planters, external lighting, an outdoor tap, fence panelled boundaries, and gated access.

ADDITIONAL INFORMATION

- Broadband Networks Available - Openreach
- Broadband Speed - Ultrafast available - 1800 Mbps (download) 220 Mbps (upload)
- Phone Signal – good 4G coverage
- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Gas Central Heating – Connected to Mains Supply
- Septic Tank – No
- Sewage – Mains Supply
- Flood Risk – No flooding in the past 5 years+
- Flood Risk Area - Very low risk
- Non-Standard Construction – No
- Any Legal Restrictions – No
- Other Material Issues – No
- Current Annual Service Charge - £500

DISCLAIMER

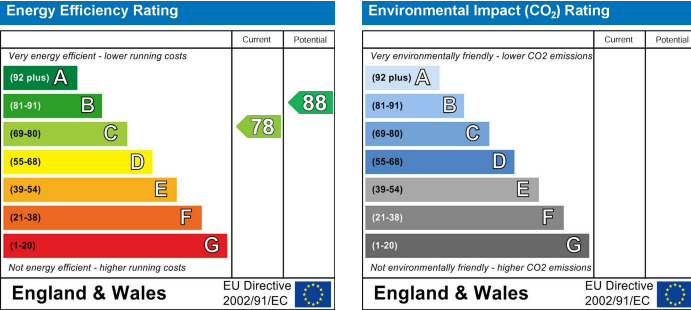
Council Tax Band Rating - Nottingham City Council - Band C
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold

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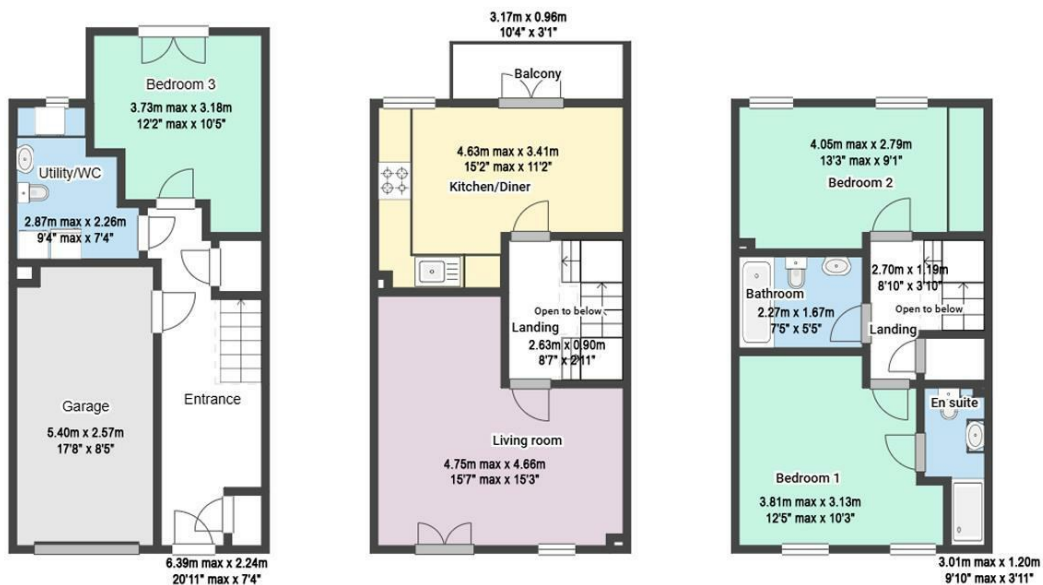
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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