

HoldenCopley

PREPARE TO BE MOVED

Langton Close, Colwick, Nottinghamshire NG4 2BW

Guide Price £180,000 - £190,000

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GUIDE PRICE: £180,000 - £190,000

PEFECT FIRST TIME BUY!

This three bedroom end-terraced townhouse would be the perfect purchase for any first time or family buyer as the property offers plenty of indoor and outdoor space whilst being sold to the market with no upward chain! This property is situated in a quiet cul-de-sac location within reach of various local amenities including the lovely Colwick Country Park, excellent transport links and easy access into Nottingham City Centre. To the ground floor is an entrance hall with a W/C, a spacious lounge / diner and a fitted kitchen. The first floor offers three bedrooms serviced by a bathroom suite and access to a boarded loft for additional storage space. Outside to the front is a driveway with access into the garage and to the rear is a fantastic sized well maintained garden.

MUST BE VIEWED





- End-Terraced Town House
- Three Bedrooms
- Spacious Lounge / Diner
- Fitted Kitchen
- Ground Floor W/C
- Three-Piece Bathroom Suite
- Storage Space
- Boarded Loft
- Generous Sized Garden
- Driveway & Garage





GROUND FLOOR

Entrance Hall

The entrance hall has wood effect flooring, carpeted stairs, a radiator and providing access into the accommodation

W/C

This space has a low level flush W/C, a pedestal wash basin, a radiator, wood effect flooring, tiled splashback, a wall mounted security alarm panel, a wall mounted consumer nit and a UPVC double glazed window

Kitchen

10'9" x 9'6" (3.3 x 2.9)

The kitchen has a range of fitted base and wall units with rolled edge worktops, a sink with a mono mixer tap and drainer, an integrated oven with a gas hob and extractor fan, space for a fridge freezer, space and plumbing for a washing machine, tiled splashback, wood effect flooring, a radiator and a UPVC double glazed window

Lounge / Diner

16'4" x 16'0" (5.0 x 4.9)

The lounge has wood effect flooring, a TV point, an in-built cupboard, space for a dining table, a UPVC double glazed window and a sliding patio door opening out to the rear garden

FIRST FLOOR

Landing

The landing has carpeted flooring and provides access to the first floor accommodation

Bedroom One

16'4" x 9'6" (5.0 x 2.9)

The main bedroom has two UPVC double glazed windows, carpeted flooring, a radiator and an in-built cupboard

Bedroom Two

10'5" x 8'10" (3.2 x 2.7)

The second bedroom has a UPVC double glazed window, carpeted flooring and an in-built wardrobe

Bedroom Three

10'2" x 7'10" (3.1 x 2.4)

The third bedroom has a UPVC double glazed window, carpeted flooring and a radiator

Bathroom

6'10" x 6'6" (2.1 x 2.0)

The bathroom has a low level flush W/C, a pedestal wash basin, a panelled bath with a handheld shower head and a wall mounted electrical shower fixture, a radiator, vinyl flooring, partially tiled walls, an extractor fan and a UPVC double glazed obscure window

OUTSIDE

Front

To the front of the property is a single garage with a driveway

Garage

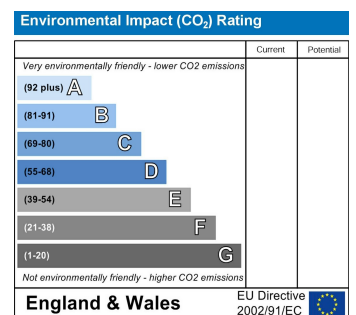
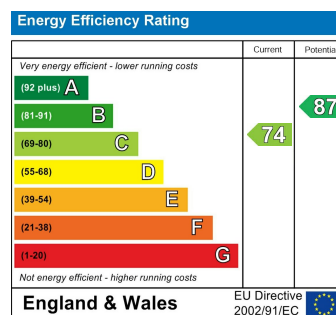
Rear

To the rear of the property is a private enclosed 'L' shaped garden with a patio area, a lawn, a range of plants and shrubs, an outdoor tap, fence panelling and a single door into the garage

DISCLAIMER

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Approx. Gross Internal Area of the Ground floor:
421.51 Sq Ft - 39.16 Sq M
Approx. Gross Internal Area of the Entire Property:
830.97 Sq Ft - 77.2 Sq M

All sizes and areas are approximate and for identification only. Not to scale
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Approx. Gross Internal Area of the 1st floor:
409.46 Sq Ft - 38.04 Sq M
Approx. Gross Internal Area of the Entire Property:
830.97 Sq Ft - 77.2 Sq M

All sizes and areas are approximate and for identification only. Not to scale.
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