



101 Langdale Road, Nottingham – NG3 7FD

Guide Price **£250,000**

DavidJames
the estate agent



101 Langdale Road

Nottingham

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 utilised 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





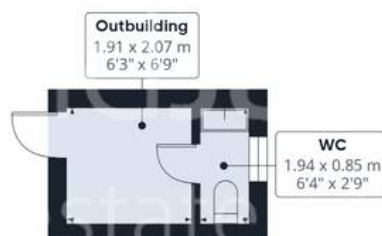




Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

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



David James Estate Agents

376 Carlton Hill, Carlton - NG4 1JA

0115 987 8957 • carlton@david-james.com • www.david-james.com

These particulars are produced in good faith and are set out as a general guide only. Measurements are approximate and floor plans are for illustrative purposes only. Services have not been tested. We have established professional relationships with third-party suppliers for the provision of services to Clients, details of which can be found on the property listing page on our website.