

FOR SALE

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Selected as the best independent estate agent
by Relocation Agent Network to represent
The Network in the Sherwood area



**12 LANGDON CLOSE
SHERWOOD
NOTTINGHAM
NG5 1DY**

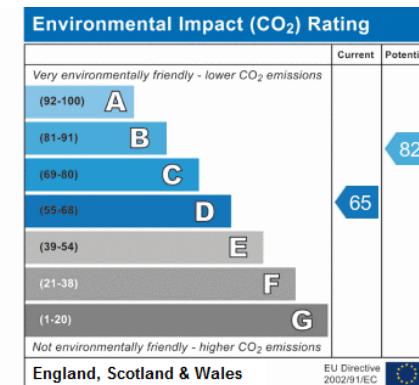
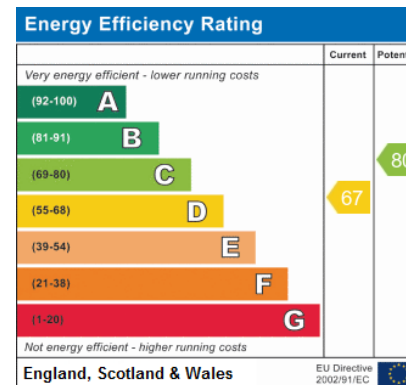
£150,000

12 LANGDON CLOSE, SHERWOOD, NOTTINGHAM, NG5 1DY

- * Hammond Property Services are pleased to bring to the market this modern, three bedroom, end-terraced home which benefits from Upvc double glazing and gas fired central heating.
- * The property is situated on a quiet cul-de-sac which is a short distance from Sherwoods thriving shopping centre and is within catchment for both Haydn Primary School and the new Nottingham Free School for on Haydn Road.
- * The property briefly comprises of a dining kitchen, lounge, three bedrooms and family bathroom. Outside there are gardens to both front and rear and off road parking for two vehicles.

* **OFFERED WITH NO UPWARD CHAIN**

* We don't anticipate that the property will be on the market for long, so to book your viewing please call 01159 55 77 22.



DIRECTIONAL NOTE: From our Sherwood Office the property may be approached via Mansfield Road heading towards the City. At the traffic lights with Haydn Road turn right onto Haydn Road. Continue over Hucknall Road and take the fourth turn onto Langdon Close. At the head of the cul-de-sac turn left and the property can be identified by our For Sale board.



Part glazed front door giving access to:

KITCHEN 10'2" x 9'4"

A range of wall and base units with work surface above incorporating a circular stainless steel sink with stainless steel mixer tap over. Built in AEG oven and electric four ring hob with stainless steel canopy style extractor fan over. Laminate flooring. Radiator. Upvc window to the front elevation. Space for an upright fridge/freezer.

A clever design feature of sliding doors between the kitchen and lounge means that the room can either be closed off or left open plan into the lounge to suit each occasion.

CLOAKROOM

Low flush WC, wash hand basin, plumbing for a washing machine and work surface. Radiator. Window to front aspect. Wall mounted consumer unit. Laminate flooring.

LOUNGE 15' x 13'7" (max)

Laminate flooring. Open staircase rising to the first floor. Two radiators. Upvc double glazed window to the side elevation and Upvc French doors to the rear elevation. Radiator. Television and internet points.





Stairs to the first floor landing with loft hatch and storage cupboard with Ideal boiler and shelving. Doors off to:

BEDROOM 1 13'8" x 9'5"

Upvc double glazed window to the rear elevation. Radiator. TV point.

BEDROOM 2 10'5" (max) x 6'7"

Upvc double glazed window to the front elevation.

BEDROOM 3 8'5" x 6'8"

Radiator. Upvc double glazed window to the front elevation.



BATHROOM

White three piece suite with wash hand basin, bath with an electric Triton shower over. Low level flush WC. Part tiled walls. Tiled flooring. Radiator. And obscured Upvc double glazed window to the side aspect. Extractor fan.





The property sits at the head of a cul-de-sac, so is in a quiet position.

FRONT GARDEN

The property is sat back from the road with parking for two vehicles and a small garden with mature planting. Side gated access to the rear garden.

REAR GARDEN

The garden has a decked patio area with lawn beyond.





Steve Pritchett

Call me to get a free mortgage quote or to compare against any figures you may have already obtained – I'm here to help!

What have you got to lose?

 (0115) 955 77 22



We are very proud to have been selected as the **'Best in Class'** Independent Estate Agent in Sherwood to represent Relocation Agent Network – with over 600 Independent Estate Agents across Great Britain – helping to relocate hundreds of clients each year...

If you are **planning to move elsewhere** in Great Britain, we can help you by introducing you to an Estate Agent of a similar high standard who will assist you with their local knowledge.

If you are **planning to sell elsewhere** in Great Britain, we can help you by introducing you to an Estate Agent of a similar high standard who will assist you with their local knowledge.

Call us for more information – 0115 955 77 22

