

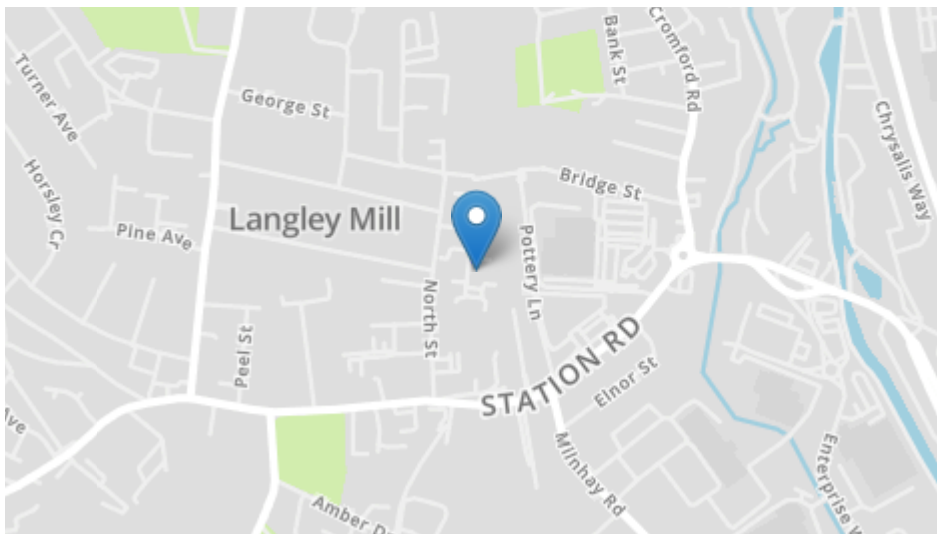
Bourne Drive, Langley Mill, NG16 4BJ

Offers Over £160,000



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want to view?

Call us on 0115 938 5577

Our lines are open 8am - 8pm

7 Days a week

or email

mail@watsons-residential.co.uk

Ref - 29909477



- End Terrace Home
- Two Bedrooms
- Ground Floor WC
- Low Maintenance Rear Garden
- Great Road Links To Both Derby & Nottingham
- Ideal First Home Or Investment
- Allocated Parking & Communal
- No Upward Chain

Our Seller says....

Important note to buyers: As the selling agents for the property described in this brochure we have taken all reasonable steps to ensure our property particulars are fair, accurate, reliable and reproduced in good faith however they do not form part of any offer or contract and do not constitute representations of fact. If you become aware that any information provided to you is inaccurate please contact our office as soon as possible so we can make the necessary amendments. All measurements are provided as a general guide and floor plans are for illustration purposes only. Appliances, equipment and services in the property have not been tested by us and we recommend all prospective buyers instruct their own service reports or surveys prior to exchanging contracts.



40 Main Street, Kimberley, NG16 2LY
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*** THE BOURNE SUPREMACY! *** This 2 bed end town house with NO UPWARD CHAIN sits on a great cul de sac in Langley Mill with easy access to amenities and transport links including bus, train, A610 & M1 motorway all nearby. Perfect for first time buyers, investors or down-sizers. In brief, the accommodation comprises: entrance hall, downstairs wc, lounge, kitchen, upstairs landing to the 2 bedrooms and bathroom. Outside, low maintenance rear garden enjoys a high level of privacy and there is an allocated parking space directly alongside, with further communal spaces available to the front.

This is just awaiting the lucky buyer's finishing touches to make it their very own BOURNE IDENTITY! Call us now on 01159385577 (option 1) to arrange a viewing.

Ground Floor

Entrance Hall

UPVC entrance door, door to ground floor wc and lounge.

WC

WC, pedestal sink, extractor fan and radiator.

Lounge

4.08m x 3.01m (13' 5" x 9' 11") UPVC double glazed window to the front, two radiators, stairs to first floor and door to dining kitchen.

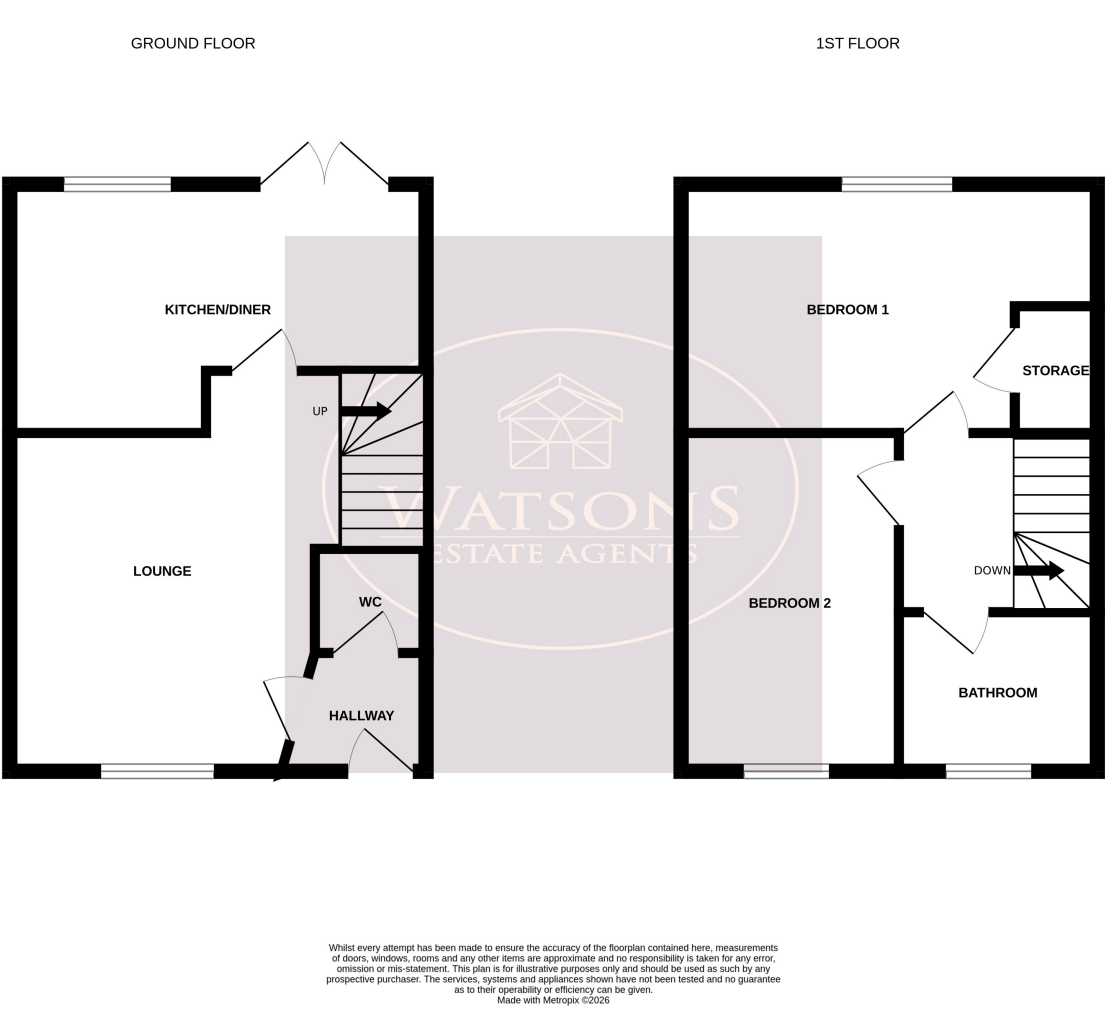
Kitchen

2.74m x 2.08m (9' 0" x 6' 10") A range of wall & base units with work surfaces incorporating an inset 1.5 stainless steel sink & drainer unit. Integrated appliances including, electric oven, gas hob with extractor over, space for fridge freezer and plumbing for washing machine. UPVC double glazed window to the rear, radiator, Karndean flooring and uPVC French doors to the rear garden.

First Floor

First Floor Landing

Access to attic, doors to both bedrooms and bathroom, and a radiator.



Bedroom 1

4.07m x 3.19m (13' 4" x 10' 6") UPVC double glazed window to the rear, built in wardrobe, storage cupboard and radiator.

Bedroom 2

3.61m x 2.00m (11' 10" x 6' 7") UPVC double glazed window to the front and radiator.

Bathroom

White three piece bathroom suite, wc, pedestal sink, panel bath with mains fed shower over. Obscured uPVC double glazed window to the front, chrome heated towel rail, extractor fan, Karndean flooring and partially tiled walls.

Outside

To the front of the property is a paved path leading to the entrance door, and access to the communal parking area. The rear garden features a paved patio area leading onto the turfed lawn area, palisaded by timber fencing with gate leading out to the allocated parking space alongside.

*** AGENT NOTE ***

AGENT NOTE: The seller has provided us with the following information; the gas boiler is located in the kitchen, it is 10 years old and was last serviced in 2025.