

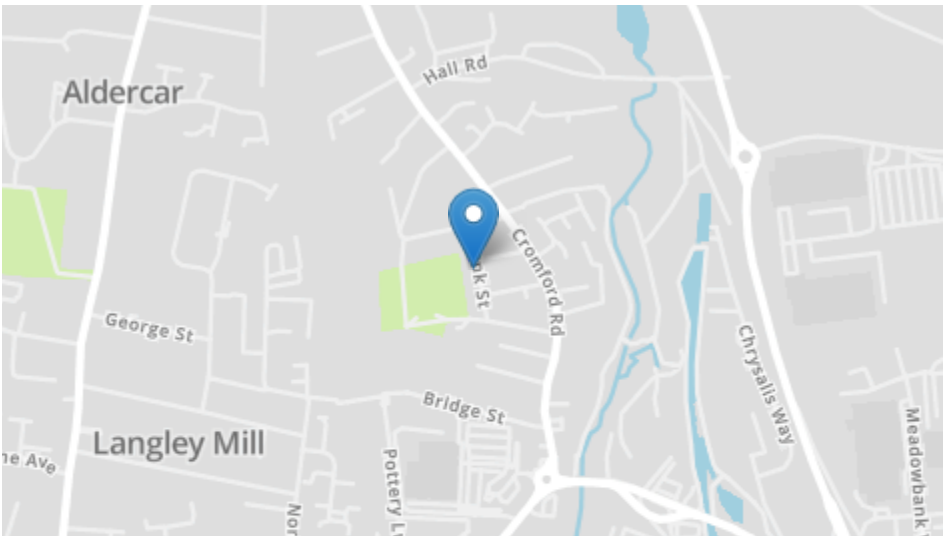
Bank Street, Langley Mill, NG16 4ES

£160,000



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



- Semi Detached Bungalow
- One Double Bedroom
- Two Reception Rooms
- Fitted Kitchen
- Garden Room
- Driveway Parking & Garage
- Large Enclosed Garden
- Corner Plot Position
- Great Road & Transport Links
- Close To Amenities

Our Seller says....

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 - 29585934

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
www.watsons-residential.co.uk

0115 938 5577
8am-8pm - 7days



*** GREAT LOCATION AND VALUE FOR A BUNGALOW! *** NO CHAIN *** Located only a short distance from the shops at Langley Mill this semi detached bungalow is perfect for those working to a budget but need life on one level! The bungalow is currently laid out as a 1 bed but could be converted back to its original 2 bedroom layout and comprises of a living room, dining room with a fixed staircase to the loft space, conservatory, kitchen/breakfast and a bathroom. To the front is a private driveway and to the rear an enclosed garden is provided. To view this great bungalow call our sales team today to book your viewing.

First Floor

Entrance Hall

Entrance door, tiled flooring, door to bathroom, bedroom and dining room and open access to kitchen.

Kitchen

3.49m x 3.08m (11' 5" x 10' 1") A range of wall and base units with worksurfaces incorporating inset 1.5 stainless sink & drainer unit. Intergrated appliances including waist height electric oven and gas hob with extractor over. UPVC double glazed window to the rear, wall mounted combination boiler, tiled walls and flooring.

Dining Room

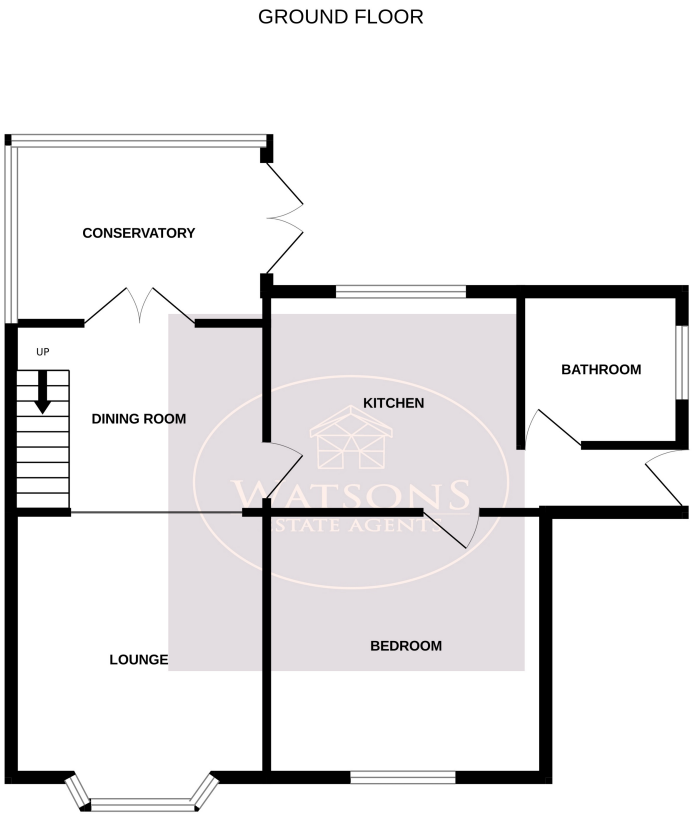
3.52m x 2.56m (11' 7" x 8' 5") Laminate wood flooring, stairs to access loft with under stairs storage, radiator open access to the lounge and double doors to the garden room.

Lounge

3.61m x 3.47m (11' 10" x 11' 5") UPVC double glazed window to the front, radiator, feature fireplace with inset electric fire.

Garden Room

Wood single glazed windows to the side and rear, vinyl flooring and French doors to the rear garden.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2025

Bedroom 1

3.81m x 3.59m (12' 6" x 11' 9") UPVC double glazed window to the front, fitted wardrobe and radiator.

Bathroom

White three piece suite comprising wc, pedestal sink and panel bath. Obscured uPVC double glazed window to the side, partially tiled walls and radiator.

First Floor

Outside

To the front of the property is a tarmacadam driveway with paved pathway to the side giving access to the timber gate leading to the entrance door, rear garden and garage, palisaded by timber fencing and well established hedges. The rear garden features a two tiered paved patio seating area, turfed lawn, enclosed by a mixture of brick walls and timber fencing.

*** AGENT NOTE ***

*** AGENT NOTE *** The seller has provided us with the following information: the gas boiler is located in the kitchen, it is approximately ten years old.