

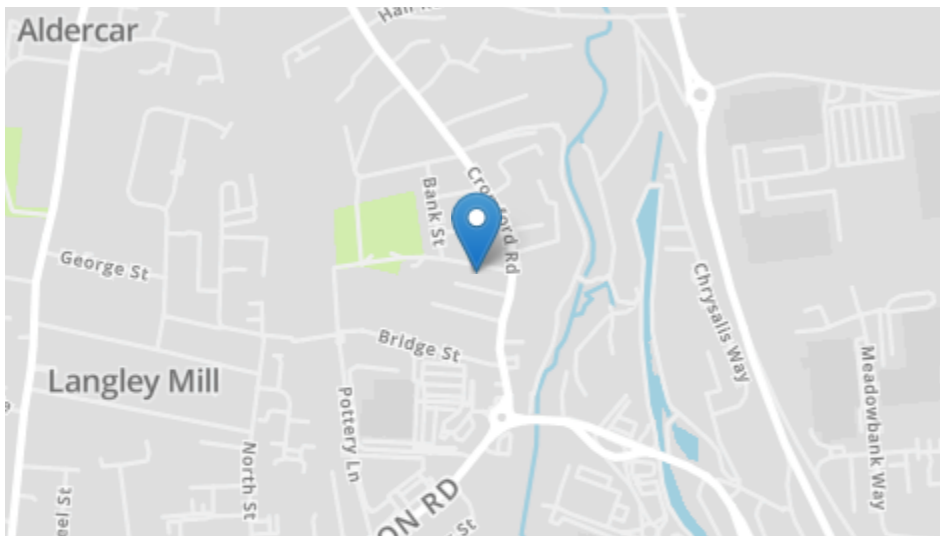
Queen Street, Langley Mill, NG16 4EJ

Offers Over £120,000



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



- Mid Terrace House
- 2 Bedrooms
- Fitted Kitchen
- Lounge
- Dining Room
- Low Maintenance Rear Garden
- Excellent Road & Public Transport Links Including Train
- No Chain

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 - 28052780

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



\*\*\* A GREAT FIRST TIME BUY/INVESTMENT! \*\*\* This spacious 2 bedroom home is ready to move into and is located in the popular area of Langley Mill which has great access to many amenities and the A610. Boasting 2 reception rooms, fitted kitchen, 2 bedrooms and bathroom to the first floor and a garden to the rear. Offered with NO CHAIN, all you need to do to take a look at this charming home! Call us today on 0115 938 5577 to book your viewing!

## Ground Floor

### Dining Room

3.76m x 3.46m (12' 4" x 11' 4") Composite entrance door and uPVC double glazed window to the front. Radiator, character ceiling beams and door to the dining room.

### Lounge

5.53m x 3.72m (18' 2" x 12' 2") UPVC double glazed window to the rear, feature fireplace with log burner, radiator, door to the kitchen and stairs to the first floor.

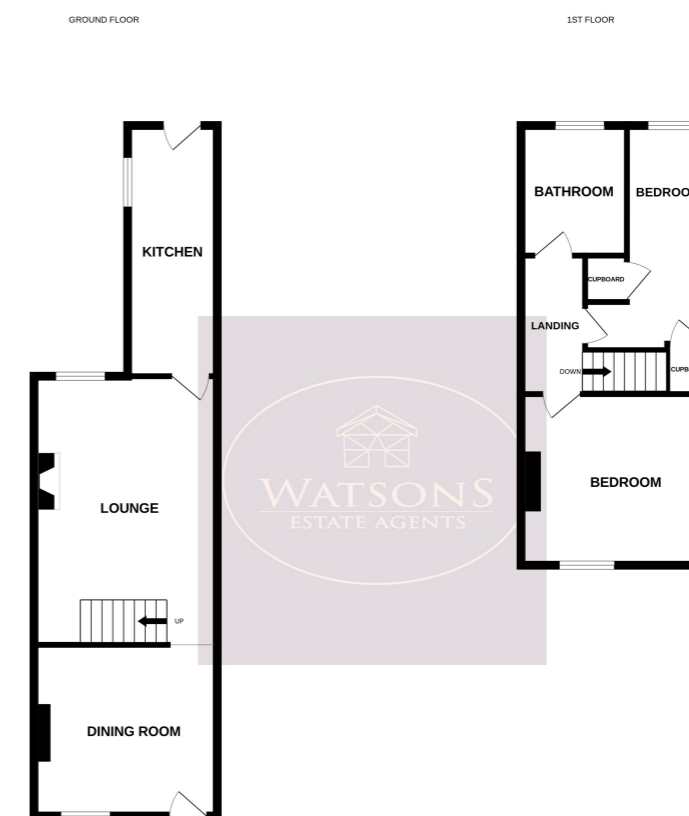
### Kitchen

5.16m x 1.84m (16' 11" x 6' 0") A range of matching wall & base units with worksurfaces incorporating an inset stainless steel sink and drainer unit. Integrated waist height electric oven and hob with extractor over. Space for fridge freezer, plumbing for washing machine, wall mounted combination boiler, tiled floor, partly tiled walls, radiator, uPVC double glazed window to the side and uPVC double glazed door to the rear garden.

## First Floor

### Landing

Built in storage cupboard, radiator, doors to both bedrooms and the bathroom.



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 mis-statement. This plan is for illustrative purposes only and should be used as such for 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 Metagix 12/2024

### Bedroom 1

3.79m x 3.46m (12' 5" x 11' 4") UPVC double glazed window to the front and radiator.

### Bedroom 2

4.56m x 2.52m (15' 0" x 8' 3") UPVC double glazed window to the rear, radiator and built in storage cupboard.

### Bathroom

White 3 piece suite comprising; wc, pedestal sink and panelled bath with electric shower over. Chrome heated towel rail, extractor fan and obscured uPVC double glazed window to the rear.

### Outside

The rear garden is enclosed by timber fencing to the perimeter with gated side access and comprises paved patio and turfed lawn.