

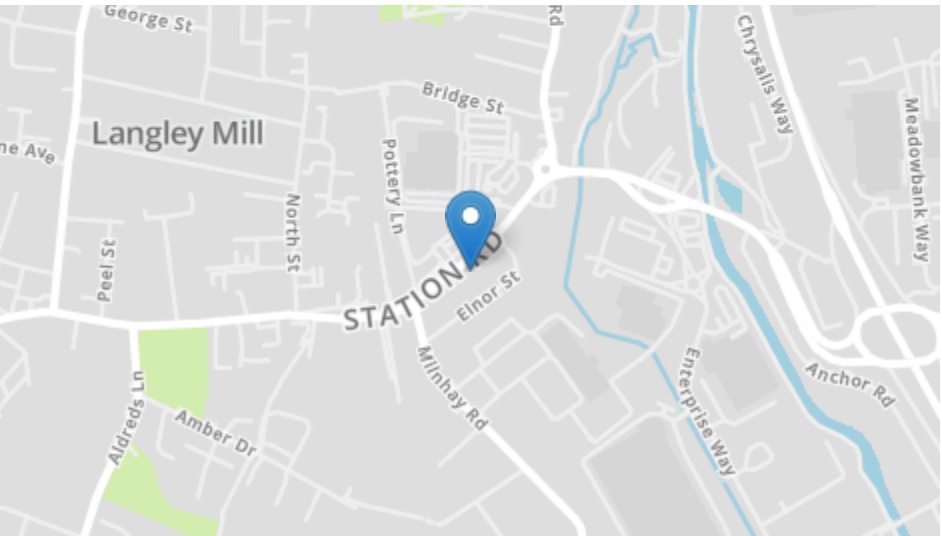
Station Road, Langley Mill, NG16 4AB

£200,000



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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 | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| | 58 | 84 |
| England, Scotland & Wales | | |
| EU Directive 2002/91/EC | | |



- Semi Detached House
- 3 Bedrooms
- 2 Reception Rooms
- Newly Fitted Kitchen
- Modern 3 Piece Shower Room
- Walking Distance From Amenities
- Excellent Road & Public Transport Links Including Train
- No Upward 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 - 29208645

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



*** STYLE AND SUBSTANCE ON STATION ROAD! *** NO CHAIN *** This recently re-furbished 3 bedroom semi detached family home is perfect for those who are wanting a 'turn key' home to just move their belongings into and enjoy all that this wonderful home has to offer! Boasting stylish, light and airy accommodation comprising an entrance hallway, two generous reception rooms, modern contemporary styled fitted kitchen. To the first floor are 3 bedrooms and a re-fitted shower room. To the rear is an enclosed garden and nearby a plethora of shops and amenities! The property is only a short walk from Langley Mill train station and public transport is only a few footsteps away making this a great home for those who rely on public transport! Ready to move into this a great purchase for either first time buyers or those looking to take a step up the property ladder! Call us now to book your viewing.

Ground Floor

Porch

Door to the entrance hall.

Entrance Hall

UPVC entrance door, radiator, stairs to the first floor and doors to the lounge and dining room.

Lounge

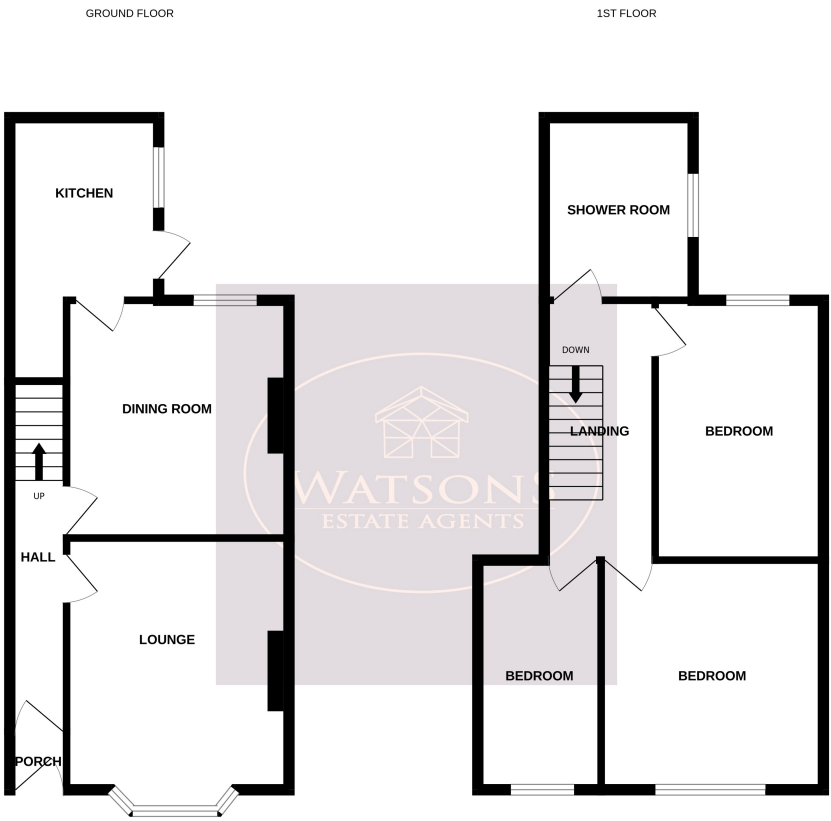
4.32m x 3.51m (14' 2" x 11' 6") UPVC double glazed bay window to the front, radiator. Tiled flooring.

Dining Room

3.71m x 3.55m (12' 2" x 11' 8") UPVC double glazed window to the rear and radiator. Tiled flooring. Door to the kitchen.

Kitchen

2.89m x 2.36m (9' 6" x 7' 9") A range of matching wall & base units, work surfaces incorporating a stainless steel sink & drainer unit. Integrated appliances to include: electric oven & hob with extractor over. Plumbing for washing machine, under stairs storage, radiator, tiled flooring, Worcester Bosch combination boiler, uPVC double glazed window to the side and door 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 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.
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First Floor

Landing

Doors to all bedrooms and bathroom.

Bedroom 1

3.64m x 3.54m (11' 11" x 11' 7") UPVC double glazed window to the front, wood effect laminate flooring and radiator.

Bedroom 2

3.78m x 2.65m (12' 5" x 8' 8") UPVC double glazed window to the rear, wood effect laminate flooring and radiator.

Bedroom 3

3.65m x 1.93m (12' 0" x 6' 4") UPVC double glazed window to the front and radiator.

Bathroom

3 piece suite in white comprising WC, wall mounted vanity sink and walk in shower cubicle with mains fed shower. Tiled walls and floor. Obscured uPVC double glazed window to the side and heated towel rail.

Outside

The front of the property is palisaded by brick wall. The rear gardens comprises a paved patio and is enclosed by wall & timber fencing to the perimeter with gated access to the side.