

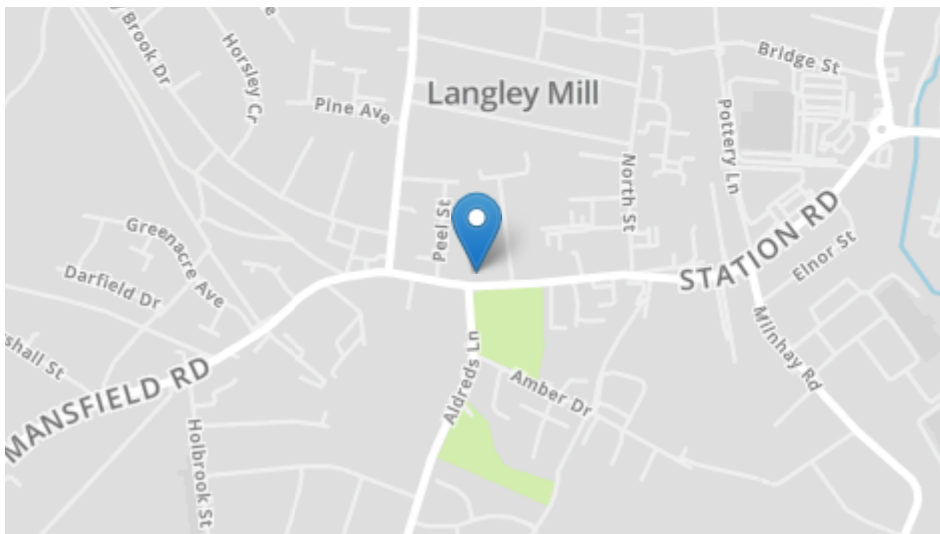
Station Road, Langley Mill, NG16 4DS

Offers Over £130,000



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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			
		43	83
England, Scotland & Wales		EU Directive 2002/91/EC	



- Spacious Victorian Villa
- 3 Bedrooms
- 2 Reception Rooms
- Low Maintenance Garden
- Well Presented Throughout
- Excellent Road & Public Transport Links
- Walking Distance From Amenities
- Ideal First Home or Investment

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 - 27867697

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



*****FIRST TIME BUYER DELIGHT!***** A fabulous starter home! With two spacious reception rooms, modern kitchen and bathroom, and located within easy reach of an array of amenities and transport links, make this property your home and get onto the property ladder in style! Briefly comprising; lounge, dining room, breakfast kitchen. To the first floor, three good sized bedrooms and bathroom. Outside, to the rear is a low maintenance courtyard garden, perfect for al-fresco dining. Ideally located between Langley Mill and Heanor, an array of amenities are on your doorstep, including Asda, and a range of cafe's and shops. The nearby A610 provides excellent road links to the nearby towns and Nottingham City centre. We don't anticipate this property staying on the market for long, so whether you're looking for your first home, an investment or are down-sizing, contact Watsons today to arrange your viewing.

Ground Floor

Lounge

4.5m into the bay x 3.82m (14' 9" x 12' 6") UPVC double glazed entrance door and bay window to the front, wood effect laminate flooring, electric fire, vertical radiator, stairs to the first floor and opening to the dining room.

Dining Room

3.79m x 3.71m (12' 5" x 12' 2") UPVC double glazed window to the rear, under stairs storage cupboard, wood effect laminate flooring, radiator and archway through to the kitchen.

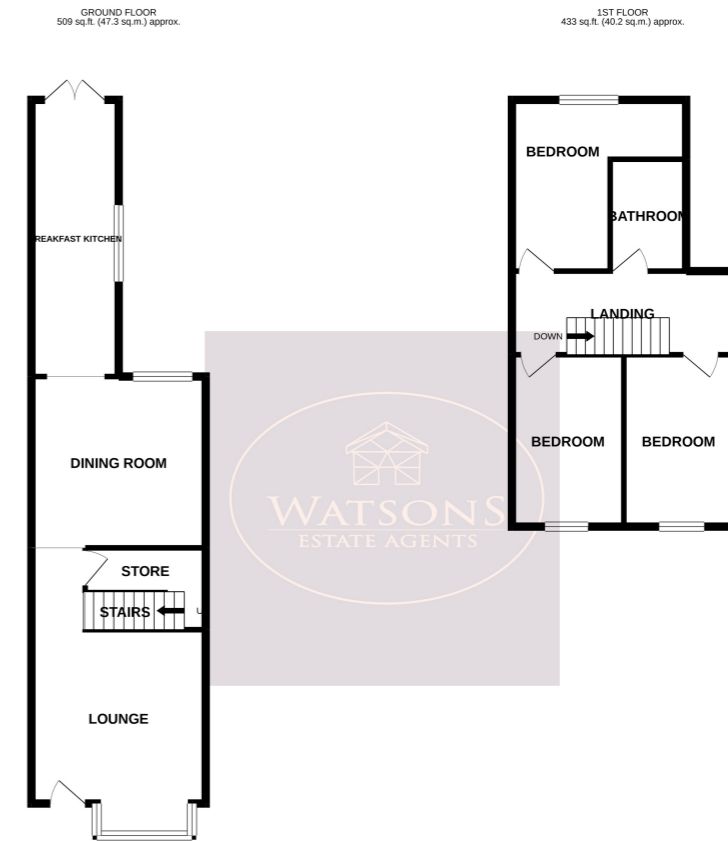
Kitchen

5.94m x 1.82m (19' 6" x 6' 0") A range of matching wall & base units, work surfaces incorporating a sink & drainer unit. Integrated electric oven & gas hob, cupboard housing the combination boiler, plumbing for washing machine, ceiling spotlights, wood effect laminate flooring, radiator, uPVC double glazed window to the side and French doors to the rear garden.

First Floor

Landing

Access to the attic, radiator and doors to all bedrooms and bathroom.



TOTAL FLOOR AREA: 942 sq.ft. (87.5 sq.m.) approx.
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 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.
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Bedroom 1

3.74m x 2.43m (12' 3" x 8' 0") UPVC double glazed window to the front and radiator.

Bedroom 2

3.72m x 2.42m (12' 2" x 7' 11") UPVC double glazed window to the front and radiator.

Bedroom 3

3.72m x 2.14m (12' 2" x 7' 0") Plus Recess - UPVC double glazed window to the rear and radiator.

Bathroom

3 piece suite in white comprising WC, pedestal sink unit and bath with electric shower over. Chrome heated towel rail.

Outside

To the rear of the property is a low maintenance garden with a decking area and concrete patio. A brick built outhouse provides useful storage space. The garden is enclosed by a boundary wall with gated side access to the alley.