

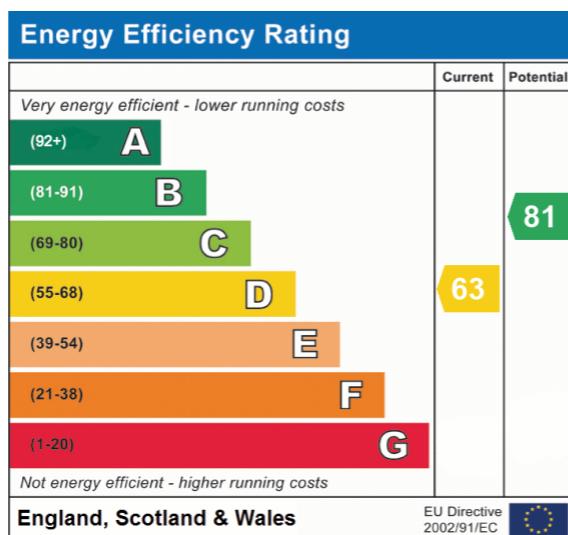
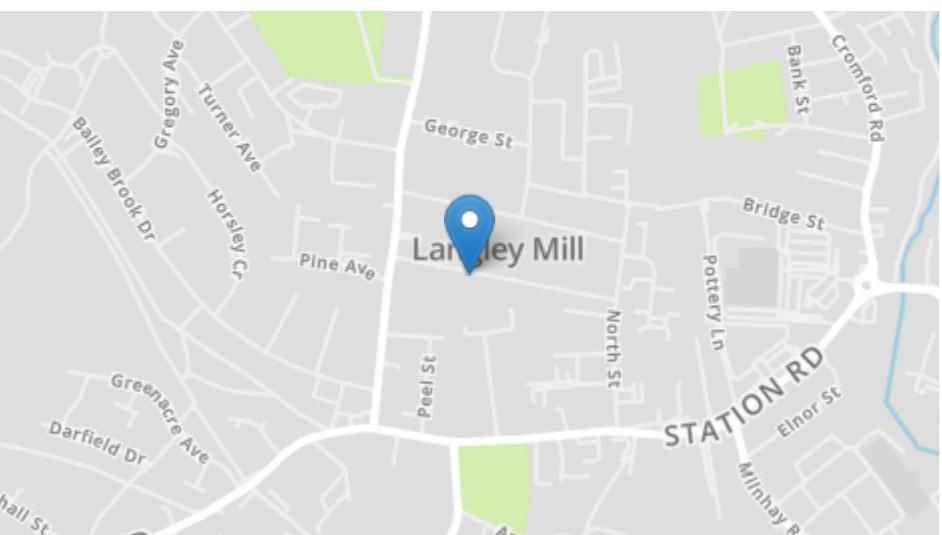
Ebenezer Street, Langley Mill, NG16 4DA

£140,000



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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](mailto:mail@watsons-residential.co.uk)

Ref - 29873899

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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Our Seller says....

- Mid Terrace House
- 2 Bedrooms
- 2 Reception Rooms
- Modern Fitted Kitchen
- Private Rear Garden
- Walking Distance To Amenities
- Excellent Road & Public Transport Links Including Train
- No Upward Chain



\*\*\* A GREAT FIRST TIME BUY! \*\*\* NO CHAIN \*\*\* This wonderful 2 bedroom home is ready to move into and is presented to a very good standard! The property comprises a small front garden, living room, dining room, fitted modern kitchen, 2 bedrooms and a modern bathroom to the first floor. At the rear is an enclosed garden. Located in a popular area close to many shops, schools, public transport and Langley Mill train station this is a great buy for someone looking to get on the property ladder or a great buy to let investment! Call us today to book a viewing.

## Ground Floor

### Lounge

3.67m x 3.38m (12' 0" x 11' 1") UPVC entrance door, uPVC double glazed window to the front, laminate wood flooring, radiator and door to inner hall.

### Inner Hall

Stairs to the first floor and door to dining room.

### Dining Room

3.66m x 3.46m (12' 0" x 11' 4") UPVC double glazed window to the rear, laminate wood flooring, under stairs storage cupboard and door to kitchen.

### Kitchen

3.31m x 1.77m (10' 10" x 5' 10") A range of matching wall and base units. Worksurfaces incorporating stainless steel sink & drainer unit. Integrated appliances to include: electric oven & electric hob with extractor over. UPVC double glazed windows to the rear and side, wall mounted combination boiler and uPVC door to the rear garden.

### First Floor

### Landing

Doors to both bedrooms and 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 inaccuracy contained. This plan is for illustrative purposes only and should be used as such by any prospective buyer. The dimensions shown are approximate and should not be relied upon for any precise measurement as to their operability or efficiency can be given.  
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### Bedroom 1

3.67m x 3.38m (12' 0" x 11' 1") UPVC double glazed window to the front, laminate wood flooring, storage cupboards and radiator.

### Bedroom 2

3.66m x 2.28m (12' 0" x 7' 6") UPVC double glazed window to the rear and radiator.

### Bathroom

3 piece suite in white comprising WC, vanity sink unit and bath with electric shower over. Chrome heated towel rail, extractor fan and tiled flooring.

### Outside

The rear garden offers a good level of privacy and comprises a paved patio seating area, turfed lawn. The garden is enclosed by timber fencing to the perimeter.

### Agents Note

AGENT NOTE: The seller has provided us with the following information: the boiler is located in the kitchen and is around 7 years old. It was last serviced in 2025.