

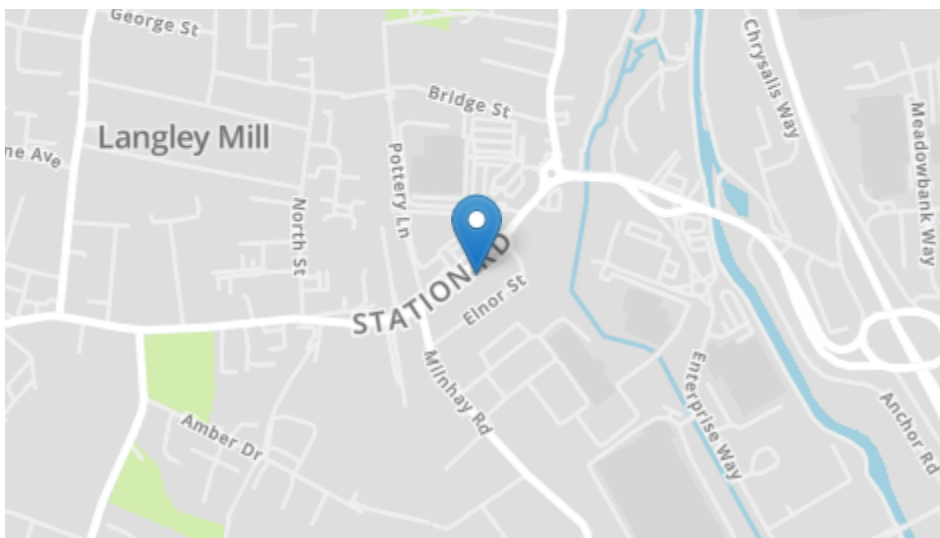
Station Road, Langley Mill, NG16 4AB

Guide Price £110,000



Station Road, Langley Mill, NG16 4AB

Guide Price £110,000



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
- Walking Distance From Amenities
- Excellent Road & Public Transport Links Including Train
- In Need Of Modernisation
- 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 - 26819860

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



*** GUIDE PRICE £110,000 - £120,000 *** *** ATTENTION FIRST TIME BUYERS & INVESTORS!
 *** Situated in the heart of Langley Mill and available with No Upward Chain this semi detached home is perfect for an array of buyers. The property in brief comprises to the ground floor; entrance porch, hall, lounge with bay window, dining room and fitted kitchen. To the first floor a landing giving access to three bedrooms and a three piece bathroom suite. To the outside a front courtyard and to the rear an enclosed generous garden. The property is conveniently located between Langley Mill & Heanor, both of which offer a wide range of shops, amenities & public services. Bus stops are just a 'stones throw; away with routes to Nottingham & Derby City Centres amongst other destinations.

Ground Floor

Entrance Hall

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.

Dining Room

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

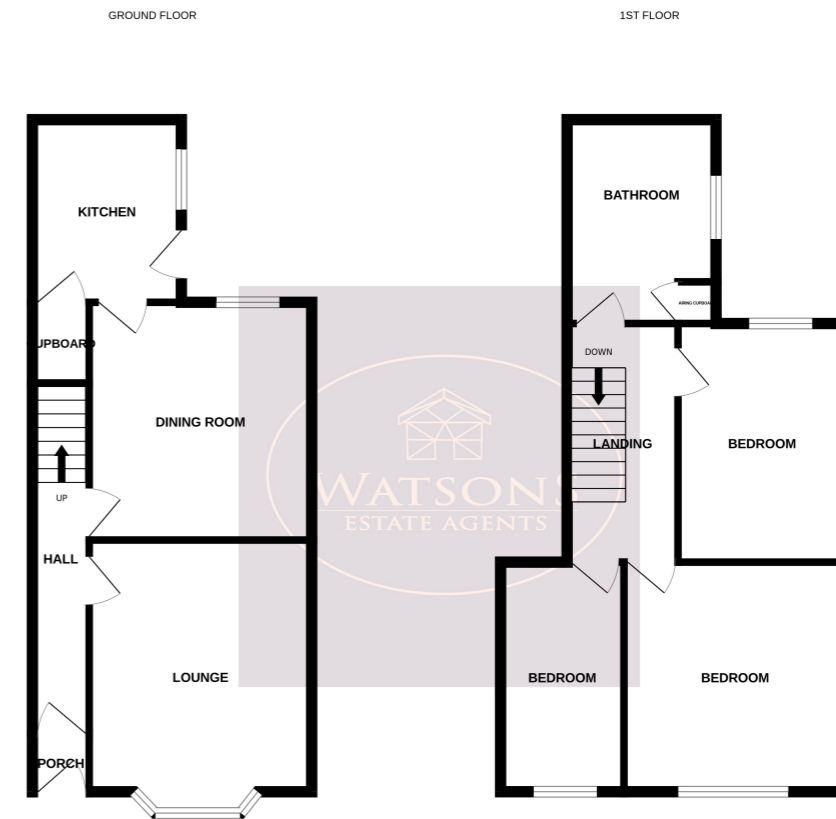
Kitchen

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 & gas hob with extractor over. Plumbing for washing machine, under stairs storage, radiator, Worcester Bosch combination boiler, uPVC double glazed window to the side and door to the rear garden.

First Floor

Landing

Doors to all 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 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 Metropac C2023

Bedroom 1

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

Bedroom 2

3.78m x 2.65m (12' 5" x 8' 8") UPVC double glazed window to the rear 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 sink and corner bath with shower over. Obscured uPVC double glazed window to the side and radiator.

Outside

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