

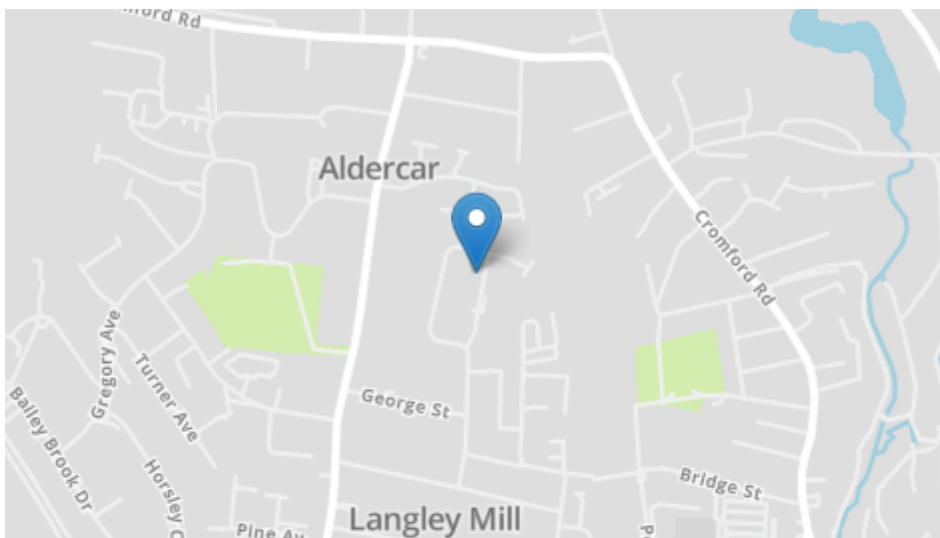
Harold Avenue, Langley Mill, NG16 4DZ

Guide Price £240,000

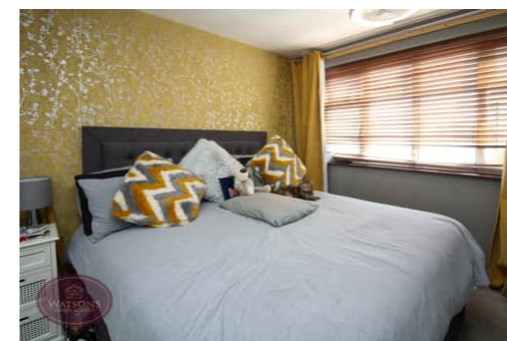


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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		84
(69-80) C		
(55-68) D		
(39-54) E	43	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



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 - 26595908

Our Seller says....

- Detached Family Home
- 3 Bedrooms
- Conservatory
- Driveway & Garage
- Cul De Sac Position
- Walking Distance To Amenities
- Excellent Road & Public Transport Links Including Train
- No Upward Chain

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 £240,000 - £250,000 *** ** NO UPWARD CHAIN! *** This 3 bedroom detached home sits on a quiet cul-de-sac in Langley Mill which gives easy access to a wide range of amenities, as well as excellent transport links including train & M1 motorway. In brief, the accommodation comprises: generous lounge, dining kitchen, side porch, conservatory and a spacious living room. On the first floor the landing leads to 3 bedrooms and the family bathroom. The enclosed rear garden has a patio area with steps leading to a further patio area and decking section. A driveway & garage to the front provide good off street parking. Call our sales team now to arrange a viewing.

Ground Floor

Lounge

5.13m x 3.92m (16' 10" x 12' 10") UPVC double glazed entrance door, uPVC double glazed window to the front, stairs to the first floor, wood effect laminate flooring, wall mounted storage heater.

Dining Kitchen

5.2m x 2.69m (17' 1" x 8' 10") A range of matching wall & base units, work surfaces incorporating an inset stainless steel sink & drainer unit. Integrated electric oven & hob. Plumbing for washing machine, wood effect laminate flooring, uPVC double glazed window to the rear, open to the dining area and door to the side porch.

Side Porch

UPVC double glazed windows, polycarbonate roof, wood effect laminate flooring and doors to the garage and rear garden.

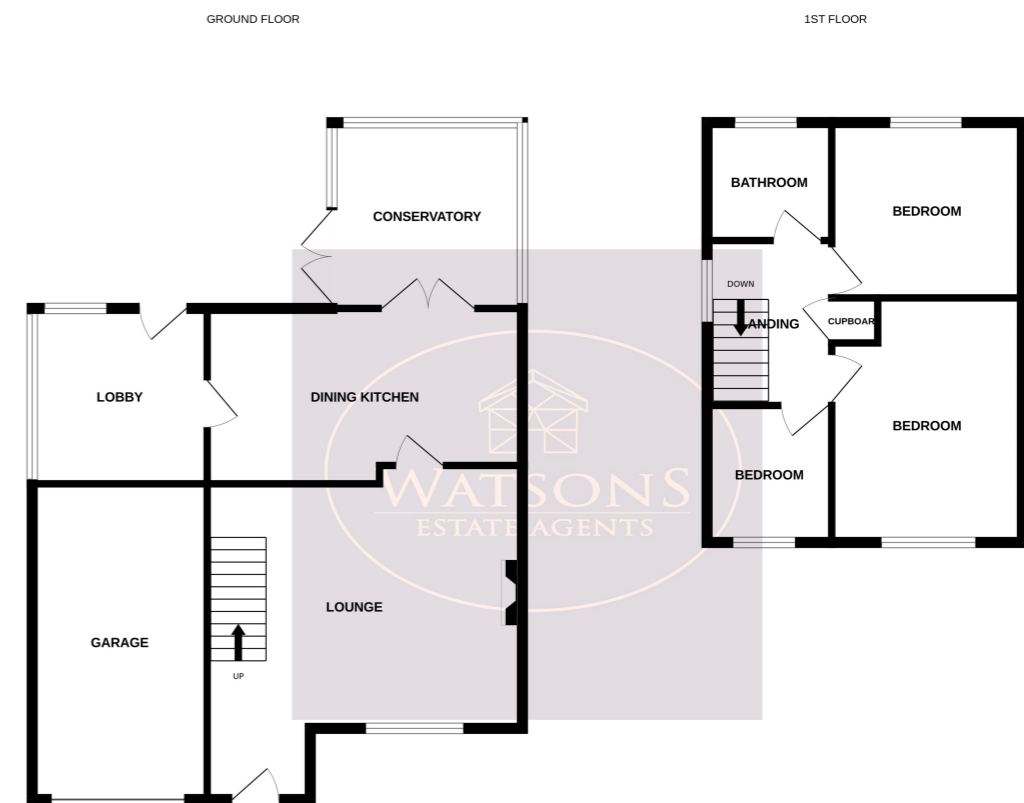
Conservatory

3.04m x 3.04m (10' 0" x 10' 0") Brick & uPVC double glazed construction, polycarbonate roof, wood effect laminate flooring and French doors leading to the rear garden.

First Floor

Landing

UPVC double glazed window to the side, airing cupboard housing the hot water tank, access to the attic and 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 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

3.86m x 3.09m (12' 8" x 10' 2") UPVC double glazed window to the front.

Bedroom 2

3.12m x 2.7m (10' 3" x 8' 10") UPVC double glazed window to the rear.

Bedroom 3

2.25m x 1.99m (7' 5" x 6' 6") UPVC double glazed window to the front.

Bathroom

3 piece suite in white comprising WC, pedestal sink unit and bath with electric shower over. Obscured uPVC double glazed window to the rear.

Outside

To the front of the property is a brick paved driveway providing ample off road park leading to the garage with up & over door and power. The rear garden comprises a paved patio, timber decking section and is enclosed by timber fencing to the perimeter with gated access to the side.