

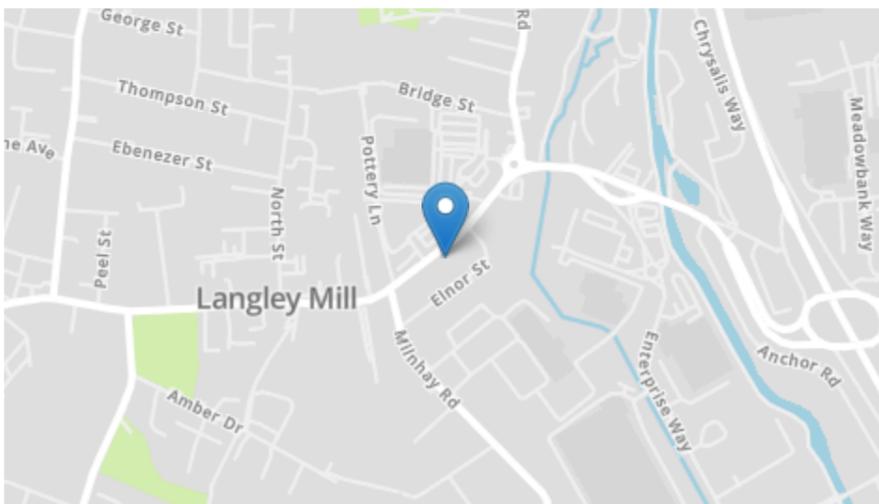
Station Road, Langley Mill, NG16 4AB

£110,000

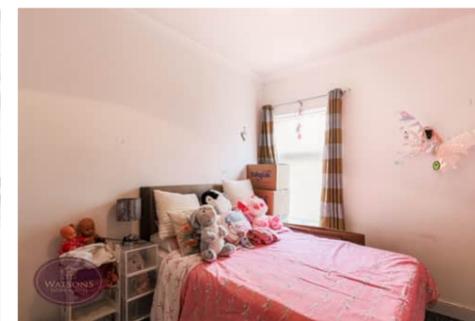
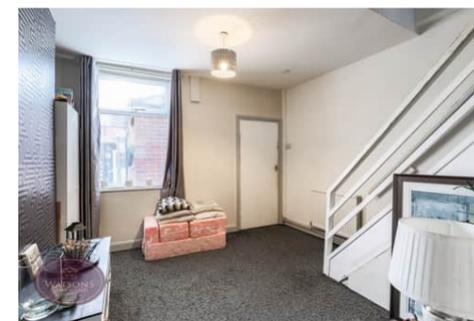


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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		63	78
England, Scotland & Wales		EU Directive 2002/91/EC	



Our Seller says....

- End Terrace Home
- Two Double Bedrooms
- Two Reception Rooms
- Fitted Kitchen
- Three Piece Wet Room
- Enclosed Low Maintenance Rear Garden
- Walking Distance From Amenities
- Great Road & Public Transport Links
- Ideal For First Time Buyers & Investors

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 - 30044582

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



*** A FANTASTIC OPPORTUNITY IN A CONVENIENT LOCATION! *** This end terrace home offers well-proportioned accommodation and excellent convenience, making it an ideal purchase for first time buyers or buy to let investors alike. Positioned within walking distance of local amenities and benefitting from great road and public transport access, including nearby railway links, the property is perfectly placed for commuters and everyday living. The accommodation comprises two reception rooms, providing flexible living and dining space, along with a fitted kitchen offering ample storage and worktop space. To the first floor there are two double bedrooms and a three piece wet room designed for practicality and ease of use. Externally, the property benefits from an enclosed low maintenance garden, creating a private outdoor space that is easy to manage and ideal for relaxing. Offering space, convenience and excellent potential in a well-connected area, this home is not to be missed. Contact our team today to arrange your viewing! 0115 938 5577 (Option 2)

Ground Floor

Lounge

5.05m x 3.73m (16' 7" x 12' 3") UPVC entrance door, uPVC double glazed window to the front, radiator, feature fireplace and door to the dining room.

Dining Room

3.75m x 3.43m (12' 4" x 11' 3") UPVC double glazed window to the rear, radiator, stairs to first floor and door to the kitchen.

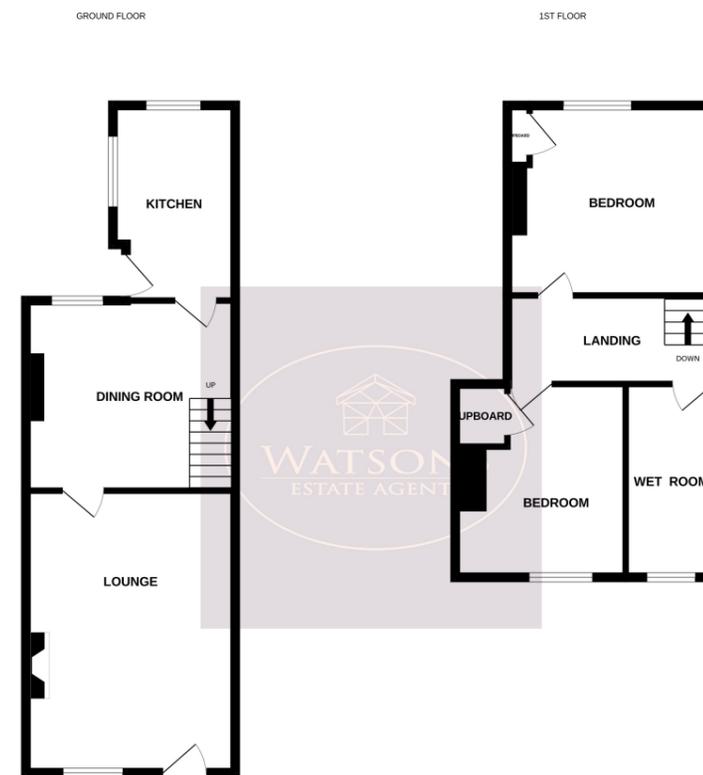
Kitchen

3.61m x 1.88m (11' 10" x 6' 2") A range of wall and base units with worksurfaces incorporating a stainless steel sink & drainer unit. Integrated appliances including electric oven and gas hob with extractor over, plumbing for washing machine and space for fridge freezer. UPVC double glazed windows to the rear and side, laminate wood flooring, radiator and door to the rear garden.

First Floor

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 Metropix 02/20

Bedroom 1

3.79m x 3.46m (12' 5" x 11' 4") UPVC double glazed window to the rear and radiator.

Bedroom 2

3.41m x 3.05m (11' 2" x 10' 0") UPVC double glazed window to the front and radiator.

Bathroom

White three piece suite comprising wc, pedestal sink and mains fed shower in wet room. Obscured uPVC double glazed window to the front, radiator, vinyl flooring and partially tiled walls.

Outside

To the front of the property is a brick enclosed pathway to the entrance door, and a wooden gate to the shared alleyway giving access to the rear garden. The rear garden features a paved patio seating area, with a turfed lawn leading to the brick outhouse palisaded by brick walls and well established hedges.

*** AGENT NOTE ***

AGENT NOTE: The seller has provided us with the following information; the gas boiler is located in the bathroom and is approximately six years old. The side entryway is shared.