

HoldenCopley

PREPARE TO BE MOVED

Peel Street, Langley Mill, Nottinghamshire NG16 4DR

Offers Over £120,000

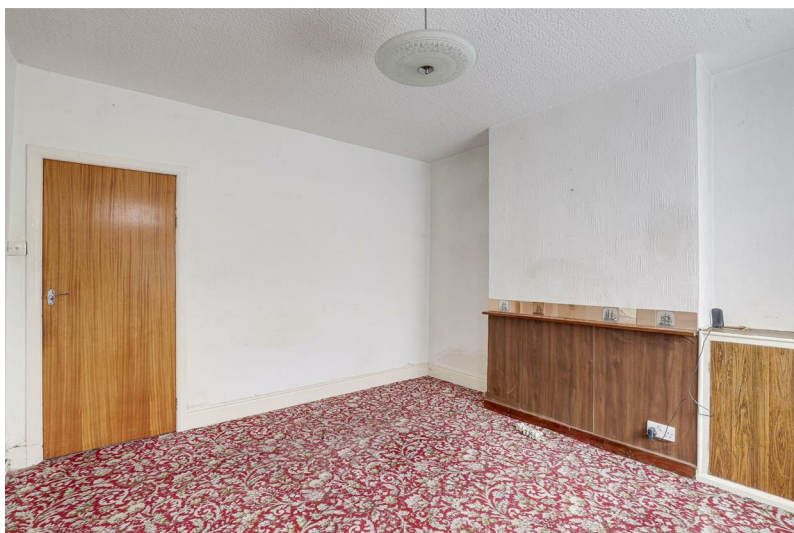
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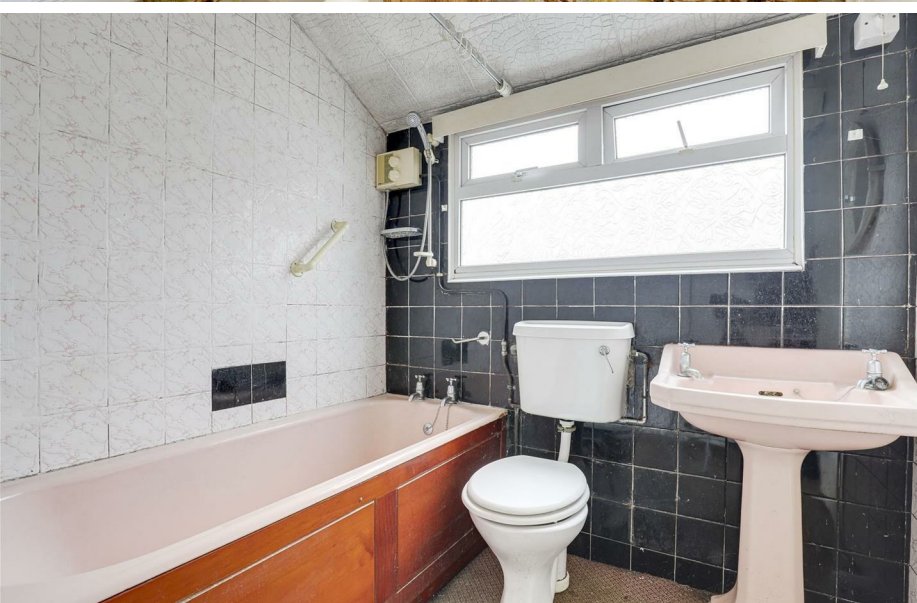
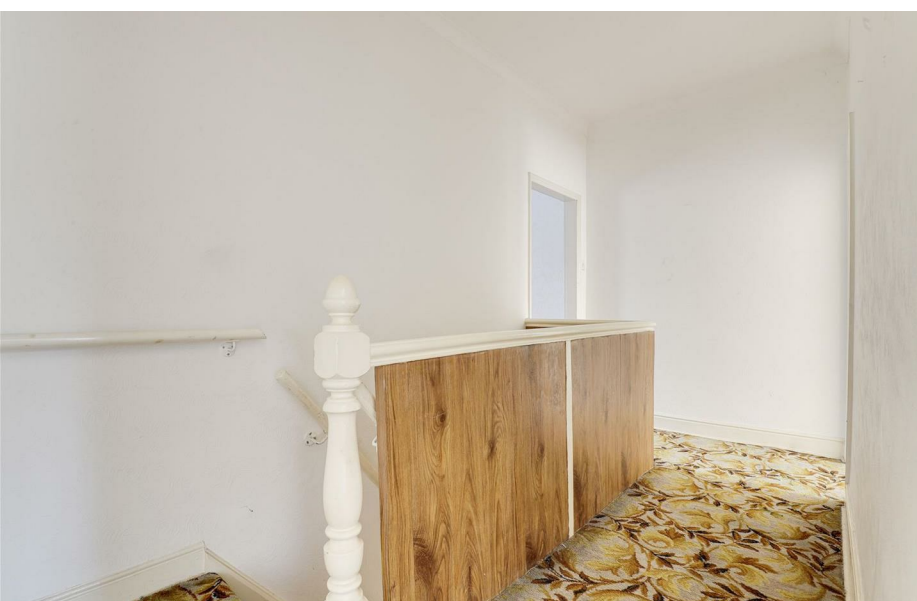


NO UPWARD CHAIN...

This mid-terrace house appeals to a variety of buyers eager to personalise their ideal home. Situated in close proximity to local amenities, including shops, schools, and eateries, with excellent transport links, this property offers both convenience and potential. The ground floor comprises a living room, a dining room featuring a feature fireplace, a fitted kitchen, and a practical three-piece bathroom suite. As you ascend to the first floor, you will discover three bedrooms, providing flexibility for various uses. Outside, the front of the property welcomes you with a small courtyard and gated access. The rear garden is a private space, complete with a greenhouse, offering opportunities for gardening. The fence-panelled boundary ensures both privacy and security. This property is a blank canvas, ready for someone to make it their own.

Must Be Viewed





- Mid-Terraced House
- Three Bedrooms
- Two Reception Rooms
- Fitted Kitchen
- Three-Piece Bathroom Suite
- Enclosed Garden
- Plenty Of Potential
- Close To Local Amenities
- Excellent Transport Links
- Must Be Viewed





GROUND FLOOR

Living Room

12'5" x 11'8" (3.81m x 3.56m)

The living room has a UPVC double glazed window to the front elevation, a base cupboard, a radiator, carpeted flooring, and a UPVC double glazed door providing access into the accommodation.

Hallway & Stairs

The hallway & stairs have carpeted flooring, and understairs cupboard.

Utility Room/Understairs Cupboard

8'3" x 5'11" (2.53m x 1.82m)

This space has wall-mounted units, shelving, and vinyl flooring.

Dining Room

13'0" x 11'8" (3.97m x 3.56m)

The dining room has a UPVC double glazed window to the rear elevation, a feature fireplace with stone-effect surrounds and a wood-effect mantelpiece, a radiator, and carpeted flooring.

Outer Hall

The outer hall has carpeted flooring, and a single UPVC door providing access to the rear garden.

Kitchen

13'10" x 6'11" (4.23m x 2.11m)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink with a mixer tap and drainer, space and plumbing for a washing machine, a radiator, an under-counter boiler, tiled walls, carpeted flooring, and two UPVC double glazed windows to the side elevation.

Bathroom

8'0" x 6'9" (2.45m x 2.08m)

The bathroom has a UPVC double glazed obscure window to the rear elevation, a low level flush W/C, a pedestal wash basin, a wooden panelled bath with a wall-mounted electric shower fixture, a wall-mounted extractor fan, a radiator, a wall-mounted unit, and carpeted flooring.

FIRST FLOOR

Landing

The landing has carpeted flooring, and access to the first floor accommodation.

Bedroom One

12'6" x 9'10" (3.83m x 3.00m)

The first bedroom has a UPVC double glazed window to the front elevation, a range of fitted wardrobes, a radiator, coving to the ceiling, and carpeted flooring.

Bedroom Two

13'0" x 7'6" (3.98m x 2.30m)

The second bedroom has a UPVC double glazed window to the rear elevation, two fitted wardrobes, a radiator, and carpeted flooring.

Bedroom Three

13'0" x 5'10" (3.98m x 1.80m)

The third bedroom has a UPVC double glazed window to the rear elevation, an in-built cupboard, and carpeted flooring.

OUTSIDE

Front

To the front of the property is a small courtyard with gated access, and on-street parking.

Rear

To the rear of the property is an enclosed garden with a patio area, greenhouse, fence panelled boundary, and gated access.

DISCLAIMER

Council Tax Band Rating - Gedling Borough Council - Band G

This information was obtained through the direct gov website.

HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

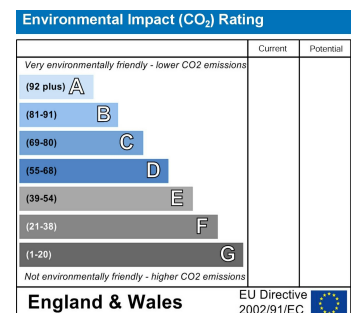
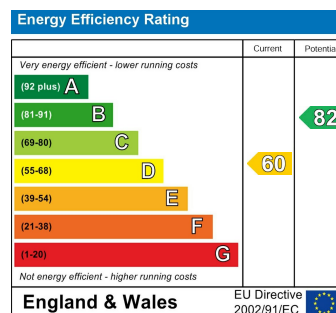
The vendor has advised the following:

Property Tenure is Freehold

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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only. They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.
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