



17 Cromford Road
Langley Mill Nottingham NG16 4ED

£130,000



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Two-storey end-terraced commercial retail unit spanning the ground and first floor and benefits from a prominent position, Occupiers close by include Asda & a number of local shops, restaurants/takeaways and convenience store, The accommodation offers two rooms to the ground floor with a kitchen, utility and W.C. Upstairs and there is two more rooms and a bathroom. Outside there is a garden with a brick outbuilding.

The location of Langley Mill borders Derbyshire & Nottinghamshire with excellent transport links with the A610, M1 motorway & Langley mill train station close by.





Inner lobby

9'3" x 4'2" (2.82m x 1.27m)

Doors leading off to kitchen & WC, door to rear lobby.

Rear Room

10'1" x 9'2" (3.07m x 2.79m)

With lighting, power & laminate flooring.

Front Room

13'6" x 12'4" (4.11m x 3.76m)

Shop front window with wooden door leading into a good size space with power, lighting & laminate flooring.



Kitchen

7'10" x 6'0" (2.39m x 1.83m)

Double glazed window to the rear elevation, wall & base units, laminate worktop, Stainless steel sink & drainer, lighting & cushion flooring.

Downstairs WC

7'4" 3'1" (2.24m 0.94m)

Frosted double glazed window to the rear elevation, low flush WC, wash hand basin & cushion flooring.

Downstairs Hallway

Door to rear & stairs to first floor.

First Floor

Front Room

14'6" x 12'6" (4.42m x 3.81m)

Double glazed window to the front elevation, power & lighting, storage cupboard & cushion flooring.

Rear Room

12'7" x 11'3" (3.84m x 3.43m)

Double glazed window to the rear elevation, cupboard housing boiler, power & lighting, door leading into bathroom.

Bathroom

8'2" x 6'4" (2.49m x 1.93m)

Frosted double glazed window to the rear elevation, panelled bath with shower over, low flush WC, part tiled walls, heated towel rail & cushion flooring.

Outside

Rear Garden

Rear garden with a brick wall boundary to one side.

N.B

Please ask agent about flooding.



Floor Plan



Viewing

Please contact our Eastwood Office on 01773 535535 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

