



George Street, Langley Mill NOTTINGHAM NG16 4DJ

welcome to

**George Street, Langley Mill
NOTTINGHAM**

- DETACHED Family Home
- Fully Modernised Throughout
- Large Loft Space
- Private Enclosed Rear Garden
- Detatched Garage

Tenure: Freehold EPC Rating: E
Council Tax Band: B

£269,999

view this property online williamhbrown.co.uk/Property/KBY108859



Property Ref:
KBY108859 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

Open Plan Lounge Diner

24' 6" max x 11' 11" max (7.47m max x 3.63m max)

Kitchen

14' 4" max x 7' 10" max (4.37m max x 2.39m max)

Bedroom One

12' max x 12' 1" max (3.66m max x 3.68m max)

Bedroom Two

12' max x 12' 1" max (3.66m max x 3.68m max)

Bedroom Three

7' 6" max x 6' 3" max (2.29m max x 1.91m max)

Garage

**Downstairs Wc
Family Bathroom**



william h brown



0115 938 5062



kimberley@williamhbrown.co.uk



39 Main Street, Kimberley, NOTTINGHAM,
Nottinghamshire, NG16 2NG



williamhbrown.co.uk