



13 Ebenezer Street,  
Langley Mill, NG16 4DA



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**\*\* SOLD AS SEEN \*\***

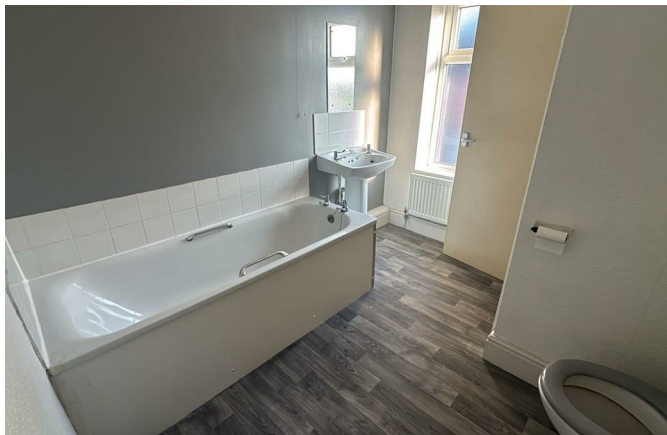
This mid terraced home provides accommodation arranged over two floors including; a living room, a dining room, and a kitchen on the ground floor, with the first floor landing giving access to two bedrooms, and the bathroom.

Benefiting from gas central heating, and UPVC double glazing, the property has a small forecourt to the front and a slabbed yard to the rear.

Situated in Langley Mill, the property is within easy reach a local facilities, and transport links giving access to Nottingham and the surrounding areas.

In need of improvement works throughout, the property is offered to the market with no upward chain.

**Guide Price £95,000**



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## GROUND FLOOR ACCOMMODATION

### Composite And Glazed Entrance Door

Opening to the:-

### Living Room 10'0" x 11'11" (3.05 x 3.64)

UPVC double glazed bay window to the front elevation, ceiling light point, radiator, built in meter cupboard, access to the:-

### Dining Room 12'1" x 11'3" (3.7 x 3.43)

UPVC double glazed window to the rear elevation, ceiling light point, radiator, built in meter cupboard (housing the gas meter), fitted wall unit and base units, and roll edge work surfaces, doorway to the:-

### Kitchen 8'10" x 6'6" (2.7 x 2)

Units fitted to the wall and base, roll edge work surfaces, stainless steel sink and drainer unit with cupboards under, plumbing for a washing machine, gas cooker point.

UPVC double glazed window to the rear elevation, UPVC double glazed door opening to the side, wall mounted boiler, extractor fan, radiator, ceiling light point.

## FIRST FLOOR ACCOMMODATION

### First Floor Landing

Loft access hatch, and access into two bedrooms, and the bathroom.

### Bedroom One 10'1" x 13'9" (3.08 x 4.2)

UPVC double glazed window to the front elevation, ceiling light point, radiator.

### Bedroom Two 10'11" x 11'7" (3.34 x 3.54)

UPVC double glazed window to the rear elevation, ceiling light point, radiator.

### Bathroom

Fitted with a three piece suite comprising; a panelled bath, a low flush wc, and a pedestal wash hand basin.

UPVC double glazed window to the rear elevation, ceiling light point, radiator, extractor fan, built in airing cupboard (housing the hot water cylinder).

## OUTSIDE

At the front of the property, there is a small forecourt giving access to the entrance door.

To the rear of the property there is a slabbed yard, with gated access off, and housing a timber storage shed.

### Council Tax Band

Council Tax Band A. Amber Valley Borough Council.

Amount Payable 2025/2026 £1521.64.

### Referral Arrangement Note

Thomas James Estate Agents always refer sellers (and will offer to refer buyers) to Premier Property Lawyers, Ives & Co, and Curtis & Parkinson for conveyancing services (as above). It is your decision as to whether or not you choose to deal with these conveyancers. Should you decide to use the conveyancers named above, you should know that Thomas James Estate Agents would receive a referral fee of between £120 and £240 including VAT from them, for recommending you to them.

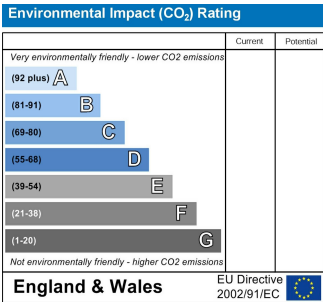
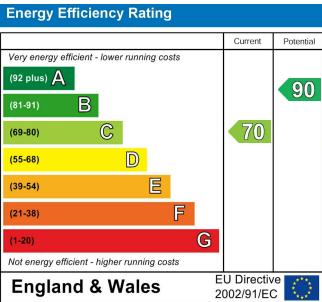
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DISCLAIMER NOTES

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MONEY LAUNDERING

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