



**Bourne Drive, Langley Mill, Nottingham, NG16 4BJ**  
£145,000 Freehold



## Bourne Drive, Langley Mill

2 Bedrooms, 1 Bathroom

£145,000

- Two Bedroom Semi-Detached House
- Ideal FTB or BTL
- No Onward Chain
- Cul-De-Sac Setting
- Driveway For Two Vehicles
- Close To Local Amenities
- Council Tax Band A

Situated in a cul-de-sac setting, this two bedroom semi-detached house makes an ideal first time purchase or buy to let investment and is being offered to the market with no onward chain. The accommodation comprises of an entrance hall, ground floor w.c., fitted kitchen, lounge/diner with French Doors to the rear garden, two bedrooms and a fitted bathroom. Externally, the property offers an enclosed rear garden and a driveway providing off road parking for two vehicles.

Score	Energy rating	Current	Potential
92+	<b>A</b>		<b>93 A</b>
81-91	<b>B</b>		
69-80	<b>C</b>	<b>78 C</b>	
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		



**HALLWAY** Accessed via an external door with fitted carpet, wall mounted radiator, stairs rising to the first floor and ceiling light.

**CLOAKROOM** With a low flush w.c., pedestal wash hand basin, vinyl floor covering, wall mounted radiator and ceiling light.

**KITCHEN** 9' 4" x 6' 7" (2.84m x 2.01m) With a range of high and low level units with a rolled edge worktop over with upstand incorporating a stainless steel sink and drainer, integrated electric oven, inset gas hob and extractor hood over, washing machine plumbing, vinyl floor covering, wall mounted radiator, uPVC double glazed window to the front elevation and fitted ceiling spotlights.

**LOUNGE/DINER** 13' 3" x 12' 10" (4.04m x 3.91m) With a fitted carpet, uPVC double glazed French Doors leading to the rear garden, under stairs storage cupboard, wall mounted radiator and two ceiling lights.

**LANDING** With a fitted carpet, wall mounted radiator, loft hatch and ceiling light.

**MASTER BEDROOM** 13' 3" x 9' 11" (4.04m x 3.02m) With fitted carpet, uPVC double glazed window to the front elevation, wall mounted radiator, over stairs storage and ceiling light.

**BEDROOM TWO** 12' 3" x 7' 0" (3.73m x 2.13m) With a fitted carpet, uPVC double glazed window to the rear elevation, wall mounted radiator and ceiling light.

**BATHROOM** with a fitted suite comprising of a panelled bath with mains fitter mixer bar shower over, low flush w.c, pedestal wash hand basin, wood effect vinyl floor covering, opaque uPVC double glazed window to the rear elevation, chrome heated towel rail and ceiling light.

**EXTERNAL** With an enclosed rear garden which is mainly laid to lawn with a patio area, fenced boundary

and secure gate access. To the front is a driveway providing off road parking for two vehicles.











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