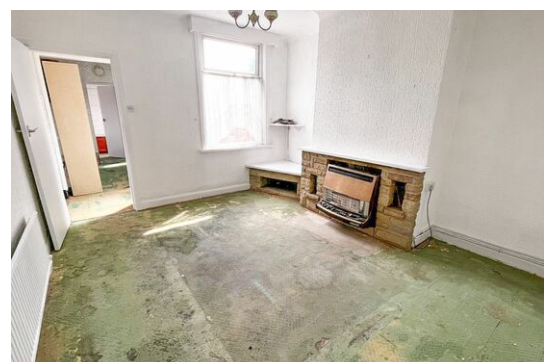
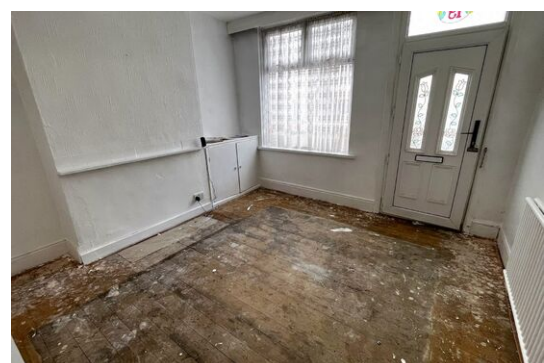


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**TAYLOR BROWN
& SIMMS**

ESTATE AGENTS

Peel Street, Langley Mill, Nottinghamshire , NG16 4DR £115,000



FEATURES:

- THREE BEDROOMS
- TWO RECEPTION ROOMS
- IN NEED OF MODERNISATION
- GREAT LOCATION
- CLOSE TO LOCAL AMENITIES
- CLOSE TO TRANSPORT LINKS
- GREAT INVESTMENT OPPURTUNITY
- NO UPWARD CHAIN
- REAR GARDEN
- OUTBUILDING

COUNCIL TAX BAND: A EPC RATING: D

Lounge
3.76 m x 3.51 m (12'4" x 11'6")
UPVC door and window to front,
radiator, meter cupboard, door to
inner hall

Inner hallway
Storage cupboard and door to
dining room.

Dining Room
3.96 m x 3.50 m (13'0" x 11'6")
UPVC window to rear, radiator,
fireplace, door to kitchen.

Kitchen
3.21 m x 2.11 m (10'6" x 6'11")
UPVC window to rear, base and
wall units, roll top work surface,
sink unit, plumbing and space for
washing machine, wall mounted
boiler, door to rear garden and door
to bathroom.

Bathroom
UPVC window to rear, three piece

bathroom with panelled bath and
shower above, WC and pedestal
hand wash basin, tiled walls,
radiator.

First floor landing
Doors to bedrooms.

Bedroom One
3.77 m x 2.95 m (12'4" x 9'8")
UPVC window to front, built in
wardrobes, radiator.

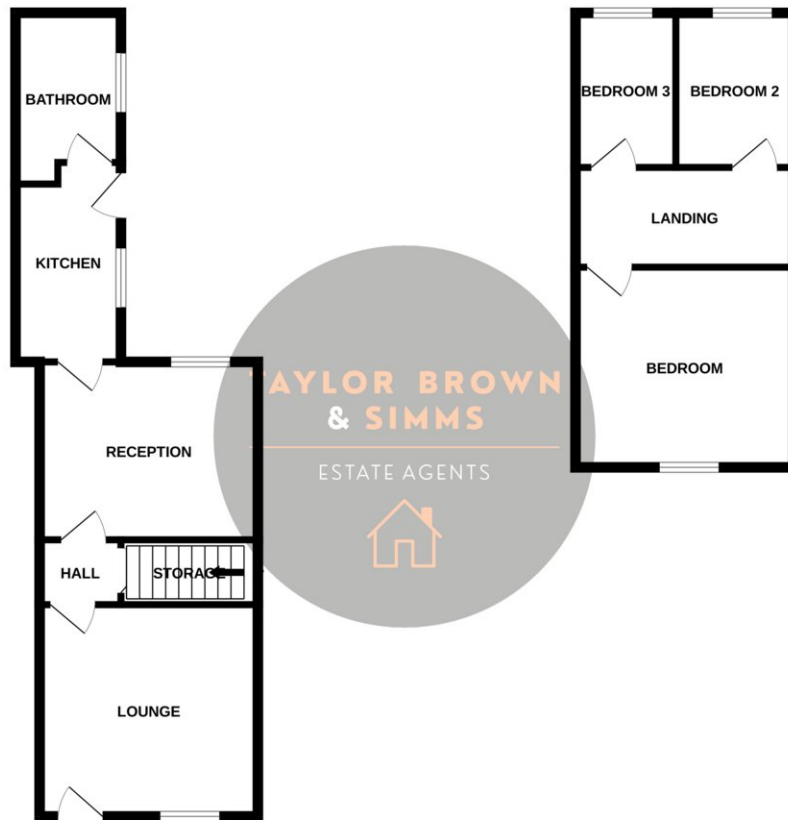
Bedroom Two
3.92 m x 2.08 m (12'10" x 6'10")
UPVC window to rear, radiator.

Bedroom Three
3.93 m x 1.79 m (12'11" x 5'10")
UPVC Window to rear, radiator.

Outside
To the rear is a lawned garden,
outbuilding, shared access to the
side of the property.

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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