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**TAYLOR BROWN  
& SIMMS**

ESTATE AGENTS

**Cromford Road, Langley Mill, Nottingham, Nottinghamshire , NG16  
4EW  
£140,000**



**FEATURES:**

- THREE BEDROOMS
- TERRACE PROPERTY
- TWO RECEPTION ROOMS
- DOWNSTAIRS BATHROOM
- UPSTAIRS SHOWER ROOM
- OFF STREET PARKING
- ENCLOSED REAR GARDEN
- IDEAL FOR FIRST TIME BUYER
- VIEWING ESSENTIAL
- CLOSE TO LOCAL AMENITIES

**COUNCIL TAX BAND: A EPC RATING: E**

#### Lounge

4.79 m x 3.46 m (15'9" x 11'4")

UPVC window and door to front, laminate flooring, radiator, feature fireplace, opening to dining room.

#### Dining Room

3.32 m x 4.74 m (10'11" x 15'7")

UPVC window to rear, stairs to first floor, laminate flooring, radiator, opening to kitchen.

#### Kitchen

3.56 m x 1.95 m (11'8" x 6'5")

UPVC window and door to side aspect, fitted kitchen with base and wall units, work top, sink unit, integrated fridge freezer, integrated oven, hob and extractor above, laminate flooring, wall mounted boiler, door to bathroom.

#### Bathroom

UPVC window to rear, three piece suite comprising of panelled bath, WC, pedestal hand wash basin, part tiled walls, heated towel rail.

#### First floor landing

Doors to bedrooms and bathroom.

#### Bedroom One

3.72 m x 4.63 m (12'2" x 15'2")

Two UPVC windows to front, laminate flooring, radiator.

#### Bedroom Two

2.42 m x 2.34 m (7'11" x 7'8")

UPVC window to rear, radiator, laminate flooring.

#### Bedroom Three

UPVC window to rear, radiator, laminate flooring.

#### Shower Room

Three piece suite comprising of shower cubicle, WC and hand wash in a vanity unit, radiator.

#### Outside

To the front is off street parking space.

To the rear is a enclosed garden with artificial grass, patio area and being enclosed via walling and fencing.



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. The 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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