



Cromford Road
Langley Mill Nottingham



Cromford Road Langley Mill Nottingham NG16 4FE

for sale offers over
£125,000



Property Description

This two bedroom end-terrace property is located in the ever so popular residential location of Langley Mill, offered with NO UPWARD CHAIN. Cromford road is well located in close proximity to a large variety of local amenities including shops, pubs, parks and schools as well as bus route. The property briefly comprises of to the ground floor; rear reception room, New kitchen and New family bathroom. To the first floor are two bedrooms. To the rear of the property is a patio area and lawned area. The property is served with gas Central heating. VIEWINGS ARE HIGHLY RECOMMENDED TO FULLY APPRECIATE THE ACCOMMODATION ON OFFER.

Currently the vendor's details do not match the registered title at Land Registry. Please ask the branch for more details.

Porch

Accessed through the front door a small porch that allows access to the kitchen or upstairs.

Kitchen

11' 2" x 9' 4" (3.40m x 2.84m)

The Newly fitted Wren Kitchen consists of wall and base units and stainless steel sink and drainer unit, solid work tops with a under stairs storage, Window to the front elevation , electric hob and door into the lounge. laid to vinyl flooring.

Lounge

11' 9" x 12' 8" (3.58m x 3.86m)

Situated on the rear of the property the lounge is accessed from the Kitchen and having carpet flooring, window to the rear elevation, door off to the rear hall leading to the family bathroom.

Bathroom

The new three piece suite comprising of a bath, low level W.C and a pedestal wash basin with chrome mixer tap over, vinyl flooring and obscured window to the side elevation.



Upper Landing

Having doors giving access to the bedrooms.

Bedroom One

11' 9" x 12' 8" (3.58m x 3.86m)

This double bedroom is positioned to the front elevation with storage cupboard over the stairs, carpet flooring and window to the front.

Bedroom Two

11' 3" x 6' 8" (3.43m x 2.03m)

This double bedroom is to the rear elevation with carpet flooring and window overlooking into the garden.

Front

The front of the property is set back from the road and accessed up a few steps with mature shrubs and rockery.

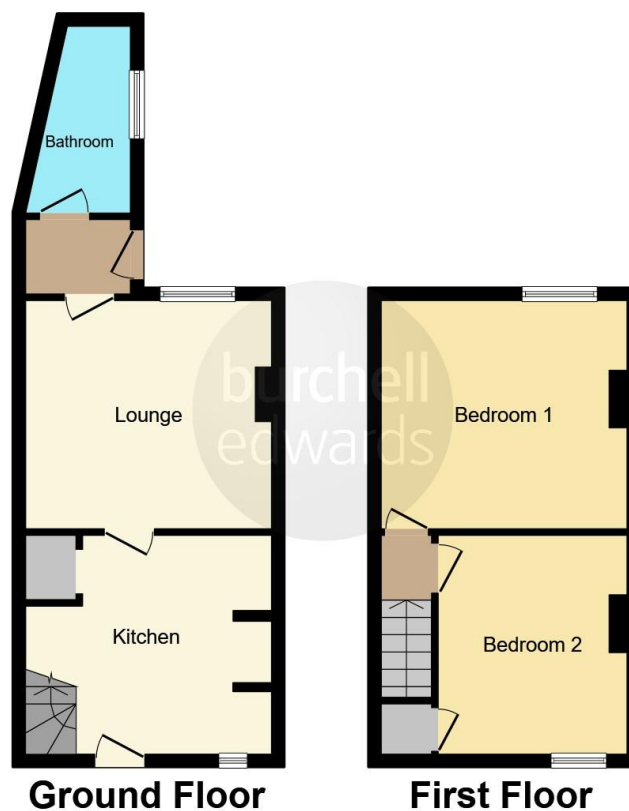
Rear

The rear of the property consists of a small patio area with the rest being laid to lawn, long garden with mature shrubs.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Burchell Edwards on

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EPC Rating: E

Tenure: Freehold

view this property online [burchelledwards.co.uk/Property/EWD205825](https://www.burchelledwards.co.uk/Property/EWD205825)



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