



Cromford Road
Langley Mill Nottingham

**burchell
edwards**

Cromford Road Langley Mill Nottingham NG16 4EL

for sale guide price
£70,000



Property Description

Three-bedroom mid terraced property in the popular location of Langley mill. Cromford road is closely situated to a variety of schools, shops, bus routes and major road links along with having a train station within walking distance. In brief the property comprises of two reception rooms, kitchen and bathroom. To the first floor there is three well proportioned bedrooms and open landing. To the outside there is an enclosed rear garden, and the property sits back from the road. To fully appreciate the potential of this property please call us today to arrange your viewing!

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are

optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Lounge

12' 3" x 12' 10" (3.73m x 3.91m)

The property is entered via front entrance door leading into the lounge where there is laminate wood flooring, double glazed window to the front elevation and door leading into a small hall.

Hall

Having stairs off to the first floor, door to understairs storage, a radiator and door leading into the dining room.

Dining Room

12' 3" x 13' 2" (3.73m x 4.01m)

Having laminate wood flooring, double glazed window to the rear elevation and door leading into the kitchen.

Kitchen

6' 7" x 5' 7" (2.01m x 1.70m)

Having base units with work surfaces over, inset stainless steel sink and drainer, cooker point, space and plumbing for washing machine, double glazed window to the side elevation and door into passageway where there is storage cupboard, door to the bathroom and door leading to the rear garden.

Bathroom

Having a bath, low level W.C, wash hand basin, tiled splashbacks and obscured double glazed window to the side elevation.

First Floor Landing

Having carpet flooring, a radiator and doors off to the bedrooms.

Bedroom One

12' 2" x 12' 1" (3.71m x 3.68m)

Having carpet flooring, a radiator and double glazed window to the front elevation.

Bedroom Two

13' 1" x 8' 9" (3.99m x 2.67m)

Having carpet flooring, a radiator, double glazed window to the rear elevation and wall mounted boiler.

Bedroom Three

13' 1" x 6' 3" (3.99m x 1.91m)

Having a radiator and double glazed window to the rear elevation.

Outside

To the outside there is an enclosed rear garden, and the property sits back from the road.

Agents Note

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you accordingly.









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 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

T 01773 715454
E eastwood@burchelledwards.co.uk

134 Nottingham Road Eastwood
 NOTTINGHAM NG16 3GD

EPC Rating: D

Tenure: Freehold

view this property online [burchelledwards.co.uk/Property/EWD206953](https://www.burchelledwards.co.uk/Property/EWD206953)



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Burchell Edwards is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.burchelledwards.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: EWD206953 - 0004