



Riverside Court Station Road
Langley Mill Nottingham

burchell
edwards

Riverside Court Station Road Langley Mill Nottingham NG16 4BH

for sale offers in the region of
£160,000



Property Description

A newly decorated three bedroom townhouse property in the popular location of Langley Mill. Located just off Station Road, this property is in close proximity to a wide range of local amenities including shops, schools, bus routes and major road links. In brief the accommodation comprises of an entrance hallway, kitchen to the front, lounge to the rear, and downstairs W.C. To the first floor are two bedrooms a family bathroom. To the second floor is the main bedroom with ensuite. The property benefits from UPVC double glazed windows and gas centrally heated via a combination boiler. Outside, the property has an enclosed garden which is mainly laid to lawn with a patio area. The property must be viewed to be fully appreciated.

Entrance Hallway

With access from the front elevation, radiator and access to;

Cloakroom

Fitted with a W.C, wash hand basin, radiator and UPVC double glazed window to the front elevation.

Lounge

13' 1" max x 15' 8" max (3.99m max x 4.78m max)
UPVC double glazed French doors to the rear elevation and radiator.

Kitchen

10' 9" max x 6' 3" max (3.28m max x 1.91m max)
Fitted with matching wall and base units incorporating a stainless steel sink and drainer with mixer tap, integrated electric oven with hob, space for washing machine, space for fridge freezer, vinyl flooring, radiator and UPVC double glazed window to the front elevation.

Landing

Access to bedroom two, three and family bathroom.

Bedroom Two

10' 4" max x 13' 1" max (3.15m max x 3.99m max)
UPVC double glazed windows to the rear elevation, built in wardrobes, radiator.

Bedroom Three

11' 4" max x 8' 2" max (3.45m max x 2.49m max)
UPVC double glazed windows to the front elevation and radiator.

Family Bathroom

Fitted with a W.C, wash hand basin, bath with shower over and radiator.

Second Landing

Built in wardrobes.

Bedroom One

Irregular Shaped Room 11' 8" x 13' 2" (3.56m x 4.01m)
UPVC double glazed window to the front elevation, radiator built in wardrobe and access to;

Ensuite

Fitted with a W.C, wash hand basin, shower cubicle, tiled splashbacks and radiator.

Front

The property offers communal parking to the front and gated access to the rear garden.

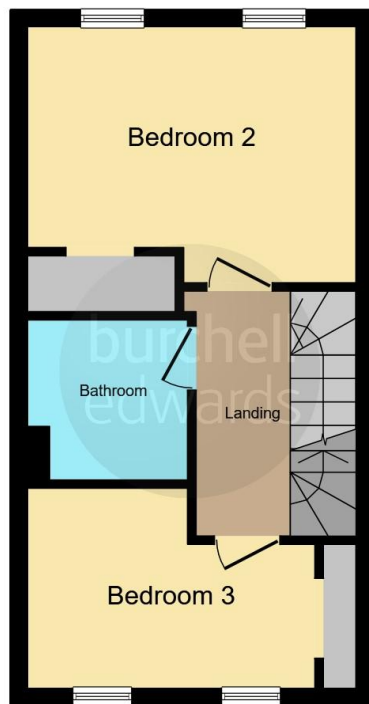
Rear

The rear garden is mainly laid to lawn and is fully enclosed with a fenced boundary.

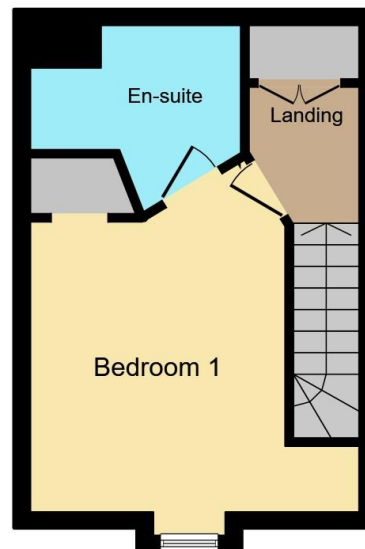




Ground Floor



First Floor



Second Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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: B Council Tax
 Band: B

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/EWD207131



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: EWD207131 - 0005