



Riverside Court Station Road  
Langley Mill Nottingham





### 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.

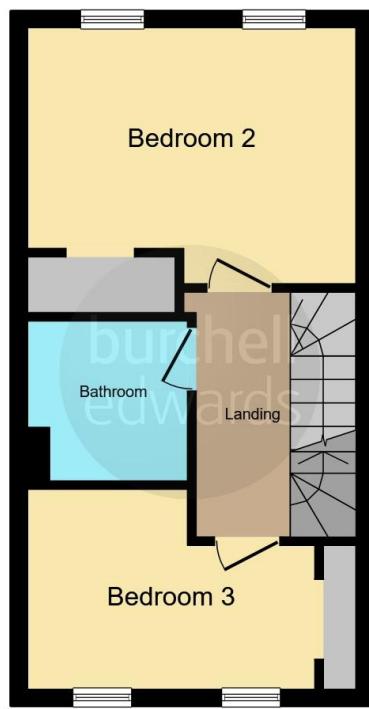
### Rear

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

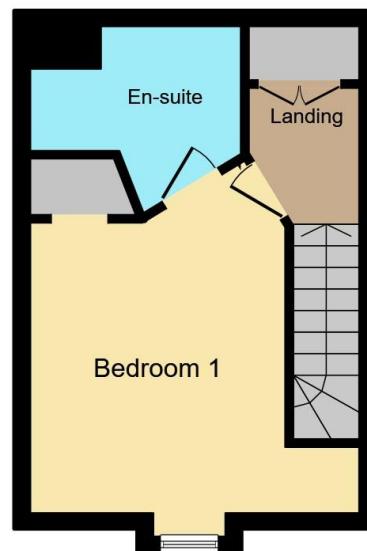




**Ground Floor**



**First Floor**



**Second Floor**

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EPC Rating: B    Council Tax  
Band: B

Tenure: Freehold

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