



Argyle Street  
Langley Mill Nottingham

burchell  
edwards



# Argyle Street Langley Mill Nottingham NG16 4ET

for sale guide price  
**£120,000**



## Property Description

**\*\* INVESTMENT OPPORTUNITY \*\***

We are pleased to present this two bedroom semi-detached bungalow in Langley Mill, Nottingham. Argyle Street is conveniently located within close proximity to a range of local amenities including shops, schools, restaurants and major road links including the A610 for Giltbrook Retail Park and the M1 Motorway at junction 26.

In brief this property comprises of a lounge, kitchen, conservatory, two bedrooms and a family bathroom. To the front is a driveway offering off road parking and side access to the rear. To the rear is lawned rear garden which is fully enclosed with a fenced boundary.

## 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 £300 inc VAT towards the preparation cost of the pack.

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.

## Porch

Access via the front.

## Lounge

12' 9" max x 11' 11" max ( 3.89m max x 3.63m max )

Bay window to the front elevation.

## Kitchen

11' 2" max x 9' 5" max ( 3.40m max x 2.87m max )

Fitted with wall and base units, sink and drainer and window to the rear elevation.

## Hall

Window to the side elevation and access to cupboard.

## Bedroom One

.11' 11" max x 11' max ( 3.63m max x 3.35m max )

Window to the front elevation.

## Bedroom Two

11' 2" max x 7' 11" max ( 3.40m max x 2.41m max )

Window to the rear elevation.

## Bathroom

Fitted with a W.C, wash hand basin, bath and window to the side elevation.

## Conservatory

French doors to the rear leading to the garden.

## Front

The property provides off road parking with access to the rear garden via the side.

## Rear

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



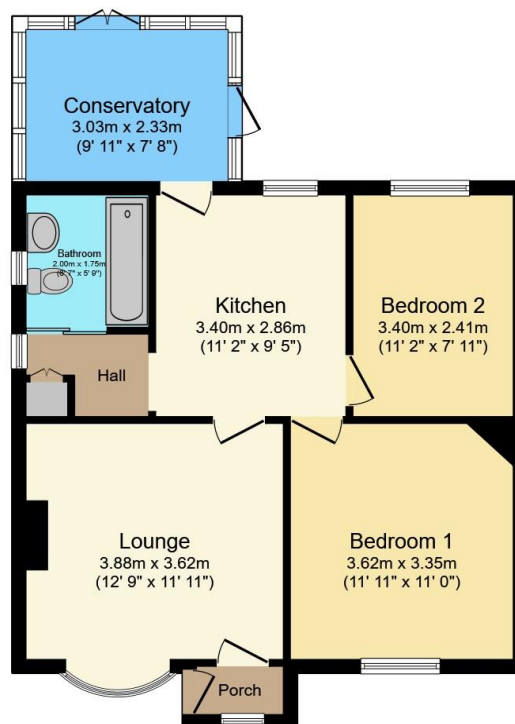












Total floor area 61.5 m<sup>2</sup> (661 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)



To view this property please contact Burchell Edwards on

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**E [eastwood@burchelledwards.co.uk](mailto:eastwood@burchelledwards.co.uk)**

134 Nottingham Road Eastwood  
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EPC Rating: Awaited  
Council Tax Band: A

Tenure: Freehold

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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.

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