



Bailey Brook Crescent  
Langley Mill Nottingham





# Bailey Brook Crescent Langley Mill Nottingham NG16 4FZ

for sale guide price  
**£140,000**



## Property Description

A two bedroom semi detached property set on a sizable plot offered with no upward chain. Bailey Brook Crescent is ideally located in close proximity to a wide range of local amenities including shops, schools, bus routes, Langley mill train station and major road links. The property is set back from the road with a driveway providing off road parking to the front and gardens to both the front and rear. In brief the internal accommodation comprises of an entrance hallway, through lounge diner and a fitted kitchen. To the first floor are two bedrooms and a family bathroom and separate WC. The property is part double glazed and is gas centrally heated. Viewings are essential!

## 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.



### Entrance Hallway

UPVC double glazed entrance door to the front elevation, tiled flooring, stairs to the first floor landing and doors to;

### Lounge/ Diner

23' 5" x 11' 4" ( 7.14m x 3.45m )

UPVC double glazed windows to both front and rear, laminate flooring and two radiators.

### Kitchen

11' 3" x 8' ( 3.43m x 2.44m )

Fitted with matching wall and base units, roll top work surfaces incorporating a stainless steel sink and drainer unit and space for further appliances, extractor fan cooker hood, tiled flooring, UPVC double glazed window to the rear and door to the garden.

### Separate W.C

Fitted with a low level WC and UPVC double glazed window to the rear elevation.

### Landing

With doors leading to;

### Bedroom One

10' 9" x 9' 8" ( 3.28m x 2.95m )

UPVC double glazed window to the rear elevation, fitted wardrobes, laminate flooring and radiator.

### Bedroom Two

10' 5" x 9' 7" ( 3.17m x 2.92m )

UPVC double glazed window to the front elevation, laminate flooring and radiator

### Office/ Study

4' 5" x 9' 11" ( 1.35m x 3.02m )

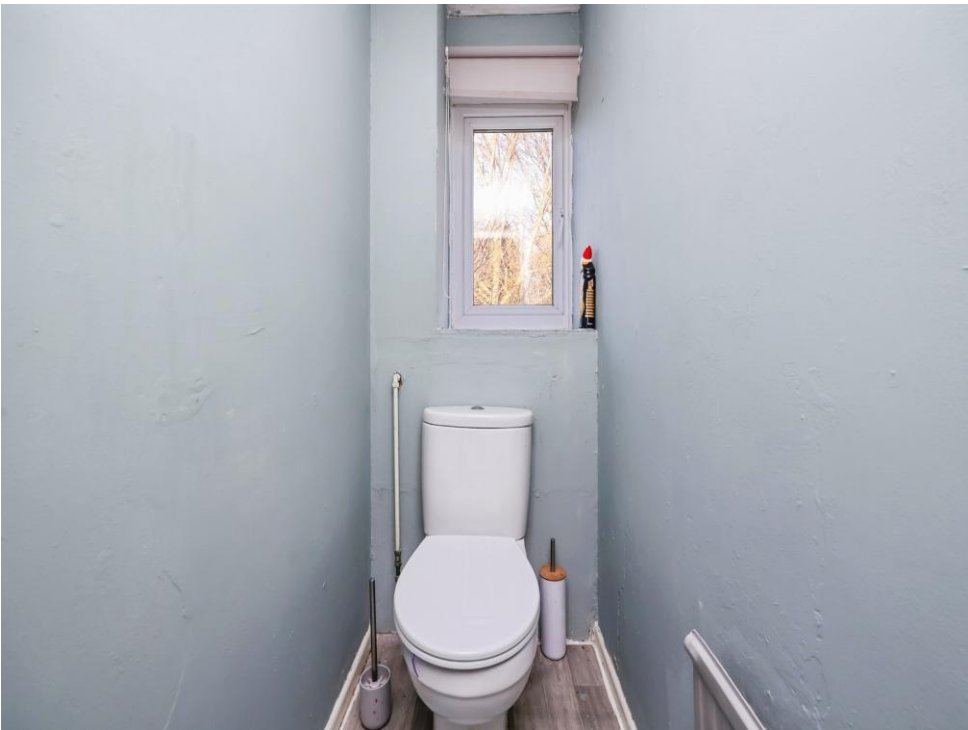
UPVC double glazed opaque window to the front elevation.

### Bathroom

Fitted with a panelled bath with mixer taps and shower hose, wall mounted hand wash basin, tiled splash backs, radiator and UPVC double glazed window to the rear elevation.

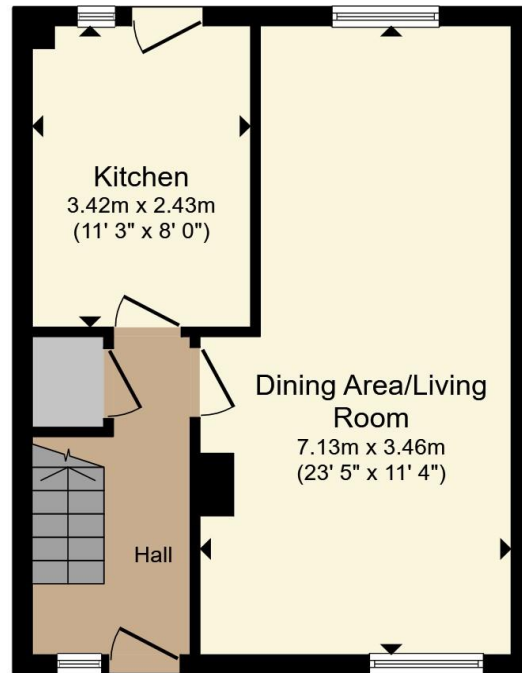




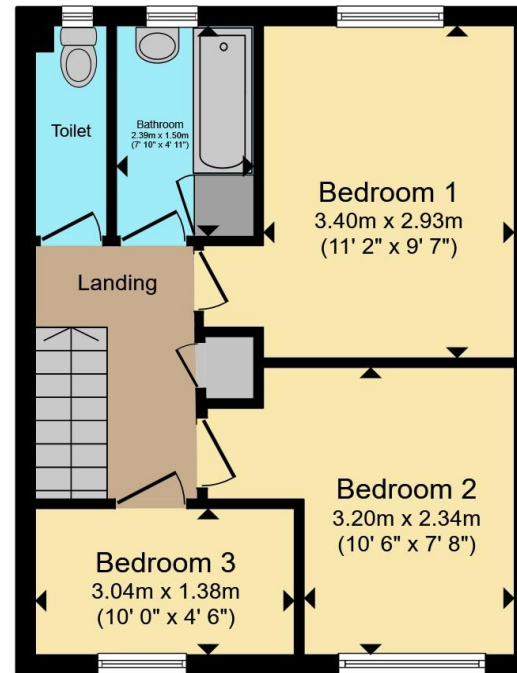








**Ground Floor**



**First Floor**

Total floor area 75.9 m<sup>2</sup> (816 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

**T 01773 715454**  
**E [eastwood@burchelledwards.co.uk](mailto:eastwood@burchelledwards.co.uk)**

134 Nottingham Road Eastwood  
NOTTINGHAM NG16 3GD

EPC Rating: D

Tenure: Freehold

**check out more properties at [burchelledwards.co.uk](http://burchelledwards.co.uk)**



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](http://www.burchelledwards.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: EWD206890 - 0002