

for sale

offers over **£150,000** Freehold



## Station Road Langley Mill Nottingham NG16 4BH

\*\*\* INVESTMENT OPPORTUNITY WITH TENANT IN SITU \*\*\*

\*\*\* Readymade rental property \*\*\* Very well presented \*\*\* Located in Langley Mill \*\*\* NO UPWARD CHAIN

# Station Road Langley Mill Nottingham NG16 4BH

## Entrance Hall

With entrance through a UPVC front door, hard flooring and access to;

## Cloakroom

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

## Lounge

15' 10" x 13' 8" ( 4.83m x 4.17m )

UPVC double glazed French door to the rear elevation, radiator and carpet flooring.

## Kitchen

11' 1" x 6' 8" ( 3.38m x 2.03m )

Fitted kitchen with wall and base units, complimentary work surfaces, stainless steel sink and drainer and electric hob, electric integrated oven and cooker hood over, space for washing machine, space for fridge freezer, stainless steel splashbacks, laminate flooring and a radiator.

## Landing

Carpeted flooring.

## Bedroom Two

13' 8" x 10' 5" ( 4.17m x 3.17m )

Two upvc double glazed window to the front elevation, built in wardrobes, radiator and carpeted flooring.

## Bedroom Three

11' 8" x 8' 3" ( 3.56m x 2.51m )

Two upvc double glazed window to the rear elevation, carpet flooring and radiator.

## Second Landing

Carpet flooring and storage cupboard.

## Bedroom One

15' 8" x 10' 2" ( 4.78m x 3.10m )

Upvc double glazed window to the front, built in wardrobe, radiator and carpeted flooring.

## Ensuite

Skylight window, fitted with a matching three piece suite; W.C,



pedestal wash hand basin, shower cubicle, partly tiled, extractor fan, shaving point, radiator and vinyl flooring.

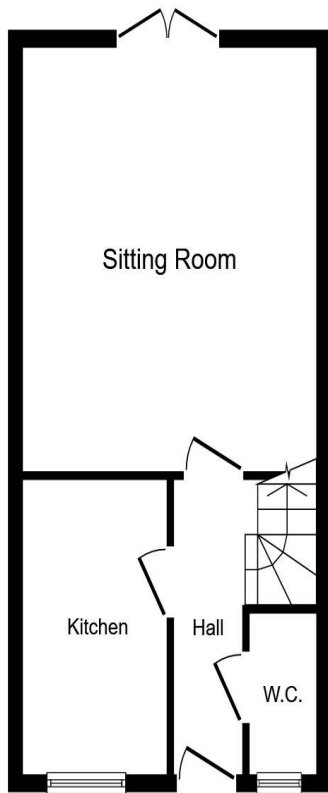
## Family Bathroom

Fitted with a panelled bath with mixer tap and shower over, low level flush wc, partly tiled, radiator, extractor fan and vinyl flooring.

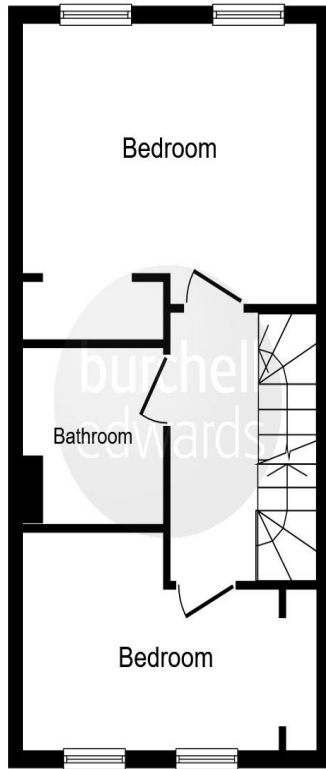
## Rear

Mainly laid to lawn with a paved patio and fencing to boundaries with gated access to the front of the property.

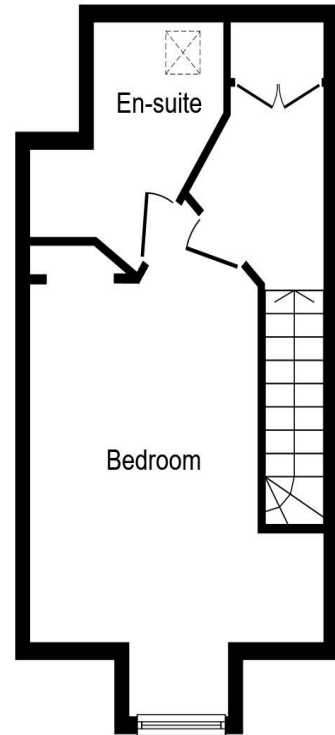




**Ground Floor**



**First Floor**



**Second Floor**

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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134 Nottingham Road Eastwood  
NOTTINGHAM NG16 3GD

**Tenure:** Freehold

**EPC Rating:** B

Property Ref: EWD204176 - 0003

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