



Campbell Street  
Langley Mill Nottingham



## Property Description

\*\*\* Attention First Time Buyers \*\*\*

Two double bedroom property situated within easy reach to local shops and amenities benefiting from two reception rooms and a low maintenance rear garden. In brief property comprises a spacious living room and an open plan dining kitchen with door leading to the rear garden. To the first floor the landing gives access to the two double bedrooms and well presented bathroom. Outside the property is set back from the road with gated side access to the rear garden. Low maintenance rear garden with patio area, two brick storage sheds and an outside cold water tap.

## Living Room

12' x 11' ( 3.66m x 3.35m )

Entrance through a uPVC double glazed door to the front elevation, wood effect flooring, electric fireplace with surround, cupboard housing fusebox, TV point, uPVC double glazed window to the front elevation and door to dining kitchen.

## Open Plan Dining Kitchen

### Dining Area

12' x 12' ( 3.66m x 3.66m )

With wood effect flooring, central heating radiator, under stairs storage cupboard, fireplace with surround, door to stairs to the first floor and opening to kitchen.

## Kitchen

12' x 7' ( 3.66m x 2.13m )

Fitted with a range of wall and base units, work surface with inset stainless steel. Integrated oven, four ring gas hob with extractor over, space and plumbing for washing machine, space for fridge freezer, tiled splash-backs, wood effect flooring, breakfast bar, central heating radiator, uPVC double glazed window to the rear elevation and a uPVC double glazed door to the rear elevation opening to garden.

## First Floor

### Landing

Carpet flooring and doors to the two bedrooms and bathroom.

### Bedroom One

12' x 12' ( 3.66m x 3.66m )

With carpet flooring, central heating radiator, wall mounted boiler and a uPVC double glazed window to the rear elevation.

### Bedroom Two

11' x 9' ( 3.35m x 2.74m )

Carpet flooring, central heating radiator and a uPVC double glazed window to the front elevation.

## Bathroom

Three piece suite comprising panelled bath with shower over, glass shower screen, low

level WC, wash basin, fully tiled walls, wood effect flooring, central heating radiator and a uPVC double glazed obscure window to the front elevation.

## Outside

Outside the property is set back from the road with gated side access to the rear garden. Low maintenance rear garden with patio area, two brick storage sheds and an outside cold water tap.









**EPC Rating: D**

Tenure: Freehold

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