

Regent Street
Langley Mill Nottingham

burchell edwards

Regent Street
Langley Mill Nottingham NG16 4BZ

for sale offers in the region of
£175,000







Property Description

Offered for sale with no onward chain, this three-bedroom mid-terrace property on Regent Street, Langley Mill provides well-proportioned accommodation across two floors and offers plenty of potential for a purchaser looking to make a property their own.

The ground floor comprises a spacious lounge with wood-effect flooring, a front-facing window and built-in shelving. To the rear is a generous dining room featuring wood-effect flooring, a feature fireplace and doors providing access to the rear garden. The dining room leads through to the fitted kitchen, which offers a range of wall and base units, work surfaces, sink and drainer, space for appliances and a side-facing window. Completing the ground floor is a bathroom fitted with a bath with shower over, wash hand basin and WC.

To the first floor are three bedrooms, including a generous main double bedroom, a good-sized second bedroom and a third single bedroom.

Externally, the property benefits from a low-maintenance front garden with a pathway to the entrance. To the rear is a generous enclosed garden with areas of artificial lawn, a paved pathway, additional garden space and a timber storage shed.

Offered with no onward chain, this three-bedroom home presents an ideal opportunity for buyers seeking a property with scope to personalise and improve.

Lounge

A well-proportioned lounge featuring wood-effect flooring, a front-facing window, external entrance door and useful built-in shelving.

Dining Room

A spacious dining room with wood-effect flooring, a feature fireplace and French doors providing access to the rear garden. The room opens through to the kitchen.

Kitchen

A fitted kitchen with a range of wall and base units, wood-effect work surfaces, sink and drainer, space for appliances, wood-effect flooring and a side-facing window providing natural light.

Bathroom

Ground-floor bathroom fitted with a panelled bath with shower over, pedestal wash hand basin and WC, with a frosted window providing natural light.

Bedroom One

A generous double bedroom with a rear-facing window providing natural light and ample space for bedroom furniture.

Bedroom Two

A good-sized bedroom with a front-facing window and space for a range of bedroom furniture.

Bedroom Three

A single bedroom with a front-facing window and radiator.

Externals

Front Garden

A low-maintenance front garden enclosed by a low-level brick wall, with a pathway leading to the entrance.

Rear Garden

A generous enclosed rear garden with artificial lawn, paved pathway, additional garden area and a useful timber storage shed.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.







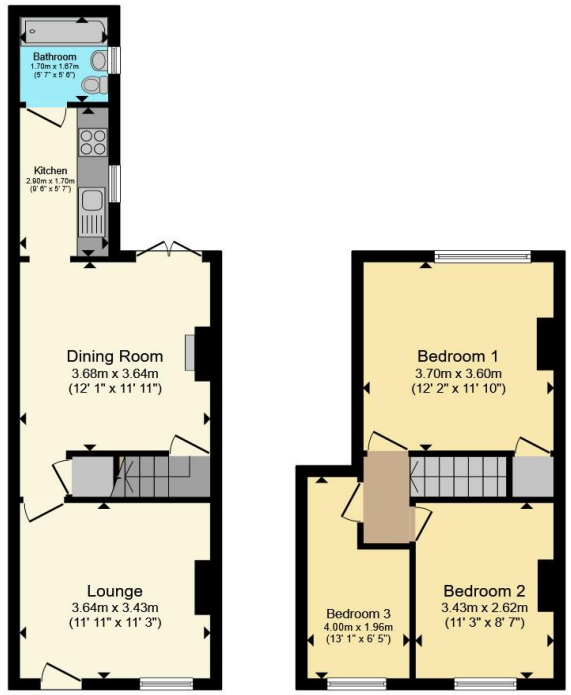





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5,046,000,000-
MARINE
KALEB







Total floor area 71.3 m² (768 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

To view this property please contact Burchell Edwards on

T 01773 715454
E eastwood@burchelledwards.co.uk

134 Nottingham Road Eastwood
NOTTINGHAM NG16 3GD

EPC Rating: C

Council Tax Band: C

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/EWD208020

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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