



Queen Street
Langley Mill Nottingham

burchell
edwards

Queen Street Langley Mill Nottingham NG16 4EJ

for sale guide price
£80,000



Property Description

Offered for sale with no onward chain, this three-bedroom mid-terrace property on Queen Street, Langley Mill presents an excellent investment opportunity or first-time purchase.

The accommodation comprises a living room to the front elevation with access through to the dining room, which in turn leads to the kitchen and first-floor accommodation. The kitchen is fitted with a range of matching wall and base units incorporating a gas hob, electric oven, cooker hood and inset stainless steel sink with drainer, together with space for a washing machine and additional undercounter appliances.

To the first floor are three bedrooms and a family bathroom. Bedroom one overlooks the front elevation, whilst bedrooms two and three enjoy views to the rear. The bathroom comprises a bath with shower over, wash hand basin and WC.

Externally, the property benefits from an enclosed rear garden with brick and fenced boundaries, featuring lawn and gravelled areas, an outbuilding and shed providing useful storage. Gated side access leads to a shared jitty, allowing convenient access to the rear garden.

Situated within easy reach of local amenities, schools and transport links, this property is offered to the market with no onward chain and early viewing is highly recommended.

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.

Lounge

Entered via the front door, the living room features laminate flooring, a double glazed window to the front elevation, wall mounted radiator, useful storage cupboard and a doorway leading through to the dining room.

Dining Room

Having laminate flooring, a double glazed window to the rear elevation, wall mounted radiator and storage cupboard. Stairs rise to the first floor accommodation and a doorway provides access to the kitchen.

Kitchen

Fitted with a range of matching wall and base units incorporating a gas hob, electric oven and cooker hood. There is space for a washing machine and additional undercounter appliances, inset stainless steel sink with drainer, tiled flooring, wall mounted radiator, double glazed window to the side elevation and UPVC door opening onto the rear garden.

Bathroom

Comprising a low-level WC, wash hand basin and bath with shower over. Finished with tiled walls and tiled flooring, wall mounted radiator and double glazed opaque window to the rear elevation.

First Floor Landing

With carpet flooring and doors providing access to all three bedrooms.

Bedroom One

A good-sized bedroom featuring laminate flooring, wall mounted radiator and double glazed window to the front elevation.

Bedroom Two

Having carpet flooring, wall mounted radiator, double glazed window to the rear elevation and useful storage cupboard.

Bedroom Three

Featuring carpet flooring, wall mounted radiator and double glazed window to the rear elevation.

Outbuilding

Ideal storage space

Externals

To the rear of the property is an enclosed garden with fenced and brick-built boundaries, laid mainly to lawn with gravelled areas. Benefiting from an outbuilding and shed providing additional storage, together with gated side access leading to a shared jitty. Offered for sale with no onward chain.









Total floor area 78.7 m² (847 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

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

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/EWD207814



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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