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TAYLOR BROWN & SIMMS
ESTATE AGENTS

Gregory Avenue, Langley Mill, Nottingham, Nottinghamshire , NG16 4GD

Offers Over £160,000











FEATURES:

- THREE BEDROOMS
- SEMI DETACHED
- LOUNGE DINER
- GOOD SIZED REAR GARDEN
- BACKING ONTO PLAYING FIELDS
- OFF STREET PARKING
- IN NEED OF SOME MODERNISATION
- NO UPWARD CHAIN
- VIEWING ESSENTIAL
-

COUNCIL TAX BAND: A EPC RATING: C

Entrance Storm Porch
Door to hallway

Hallway
Stairs rising to the first floor, doors to kitchen and lounge.

Lounge Diner
4.00 m x 5.78 m (13'1" x 19'0")
UPVC window to front and rear aspect, feature fireplace, radiator.

Kitchen Diner
4.23 m x 3.43 m (13'11" x 11'3")
UPVC window to rear aspect, fitted kitchen with base and wall units, sink unit, cooker, radiator, tiled walls, door to side porch.

Side Porch
Storage cupboard, UPVC door to side aspect.

First floor landing
Doors to bedrooms and bathroom, UPVC window to side aspect.

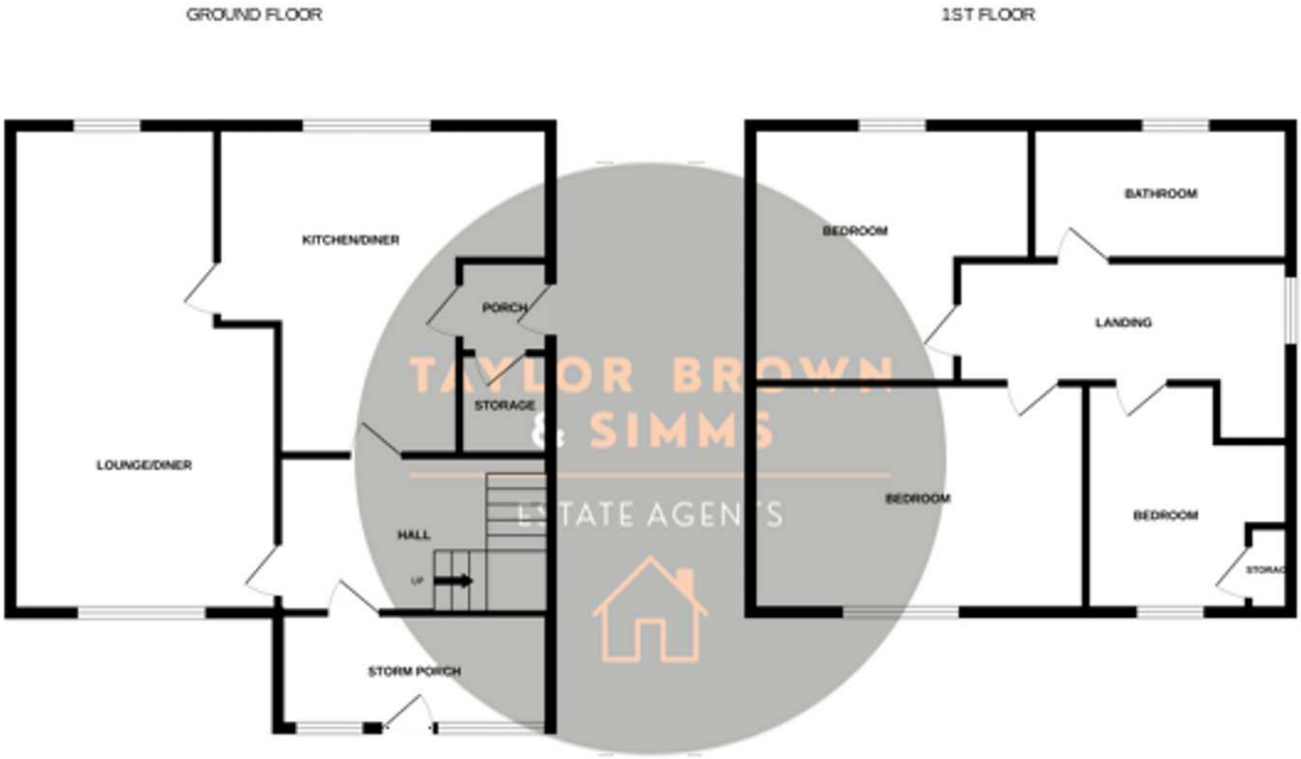
Bedroom One
4.21 m x 3.03 m (13'10" x 9'11")
UPVC window to front aspect, radiator.

Bedroom Two
3.99 m x 2.79 m (13'1" x 9'2")
UPVC window to rear aspect, radiator, storage cupboards.

Bedroom Three
3.00 m x 1.97 m (9'10" x 6'6")
UPVC Window to front aspect, storage cupboard, radiator.

Bathroom
UPVC window to rear aspect, three piece suite comprising of panelled bath, WC, hand wash basin set in a vanity unit, tiled walls, radiator, storage cupboard housing the boiler.

Outside
To the front of the property is a gated driveway providing off street parking, steps rising to the front door. Side gated access.
To the rear is a good sized garden backing onto playing fields, the property has a patio area, lawned garden, mature shrubs and borders.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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NOTICE TO PROSPECTIVE PURCHASERS

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