

Not for marketing purposes INTERNAL USE ONLY

Chestnut Road
Langley Mill Nottingham

Chestnut Road
Langley Mill Nottingham NG16 4BB

for sale
£150,000







Property Description

This well presented two bedroom semi-detached property in the highly sought after area of Langley Mill. Chestnut road is a cul-de-sac location in Langley Mill and is in close proximity to a wide variety of local amenities such as; schools, shops , local bus routes , parks , Langley mill train station and easy commute to the A 610 and M1. In brief the property comprises of; Kitchen to the front lounge to the rear. The first floor benefits from two bedrooms and a bathroom. Outside the property sits back from the road with ample paring to the side leading to the rear and garage with a lawn to the front. The rear is enclosed with fenced boundaries and consists of mature plants and is mainly laid to lawn. This property needs to be viewed to appreciate all it has to offer.

Kitchen

Located to the front elevation this fitted kitchen consists of a variety of matching wall and base units with counter tops over , electric oven with hobs over, sink ad drainer unit with window above over looking the front , plumbing for washing machine , vinyl flooring, radiator and door to the lounge.

Lounge

Positioned to the rear elevation with feature bay window, carpet flooring , feature fireplace, radiator , door leading to the rear garden and stairs leading to the first floor.

First Floor Landing

Laid to carpet and allowing access to;

Bedroom One

This double bedroom is situated to the rear elevation with large window to the rear with radiator below and is laid to carpet flooring.

Bedroom Two

This bedroom is situated to the front elevation with window to the front with radiator below and is laid to carpet flooring with a fitted wardrobe and was previously used as a dressing room.

Bathroom

The bathroom is situated to the front elevation and comprises of a panelled bath , low level W/C and wash hand basin with taps over , partly tiled with vinyl flooring.

Outside

Front

The property sits back from the road with ample off road parking to the side and front lawn whilst being tucked away into the corner giving the extra sense of privacy.

Rear

The rear garden is enclosed and accessed from either the side gates or the door off from the lounge. Fencing to the sides and rear and consists of lawn and patio.

Garage

The detached garage consists of an up and over garage door and allows extra space for storage.

Agent Note

Please note that the AML fee covers 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.







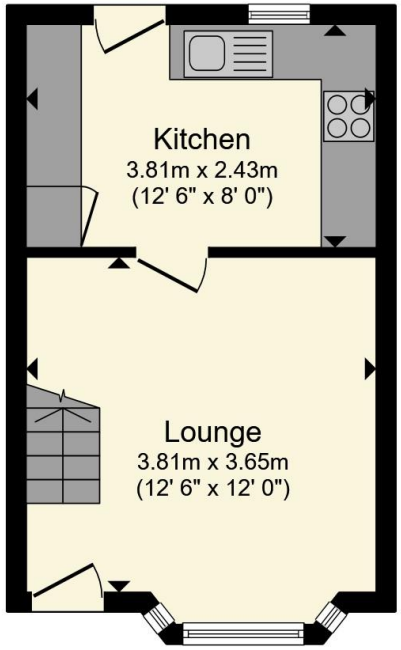




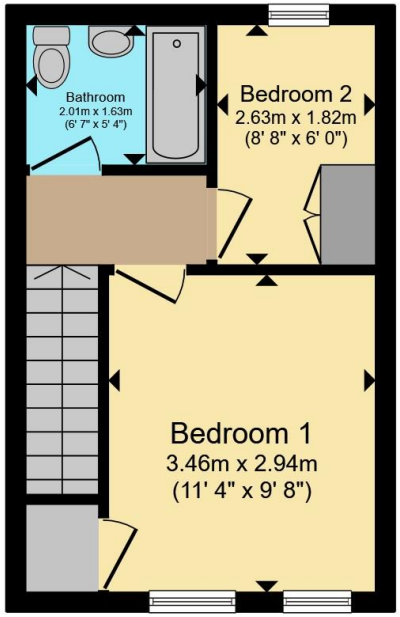

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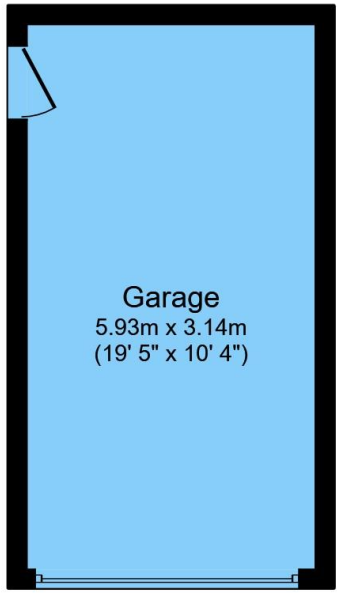




Ground Floor



First Floor



Garage

Total floor area 66.3 m² (714 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 Hall & Benson on

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13 Market Street
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EPC Rating: D

Council Tax Band: A

Tenure: Freehold

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