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TAYLOR BROWN & SIMMS
ESTATE AGENTS

Plumptre Road, Langley Mill, Nottinghamshire , NG16 4EZ
£165,000











FEATURES:

- SEMI DETACHED PROPERTY
- TWO BEDROOMS
- THREE RECEPTION ROOMS
- CONSERVATORY
- IN NEED OF UPGRADING / RENOVATION
- GREAT POTENTIAL
- GOOD SIZED PLOT
- GAS CENTRAL HEATING
- IDEAL FOR INVESTORS
- CALL TODAY TO BOOK A VIEWING!

COUNCIL TAX BAND: B EPC RATING: TBC

Entrance hallway
Stairs rising to the first floor, doors to kitchen, Cellar, lounge / dining.

Lounge Area
3.70 m x 3.69 m (12'2" x 12'1")
Double glazed window to front aspect, radiator, fireplace, laminate flooring, opening to dining area.

Dining Area
3.71 m x 3.26 m (12'2" x 10'8")
Double glazed window to rear aspect, radiator.

Cellar
There is a large cellar with light connected.

Kitchen
3.01 m x 2.89 m (9'11" x 9'6")
Double glazed window to side aspect, fitted kitchen with base and wall units, sink unit, part tiled walls, cooker, tiled flooring, space for fridge, opening to dining area.

Dining area
1.75 m x 2.25 m (5'9" x 7'5")
tiled flooring, tiled walls, radiator, door to WC and opening to conservatory.

Downstairs WC
Single glazed window to rear aspect, WC, tiled flooring, tiled walls.

Conservatory
2.53 m x 2.72 m (8'4" x 8'11")
UPVC windows and french doors to rear garden, tiled flooring.

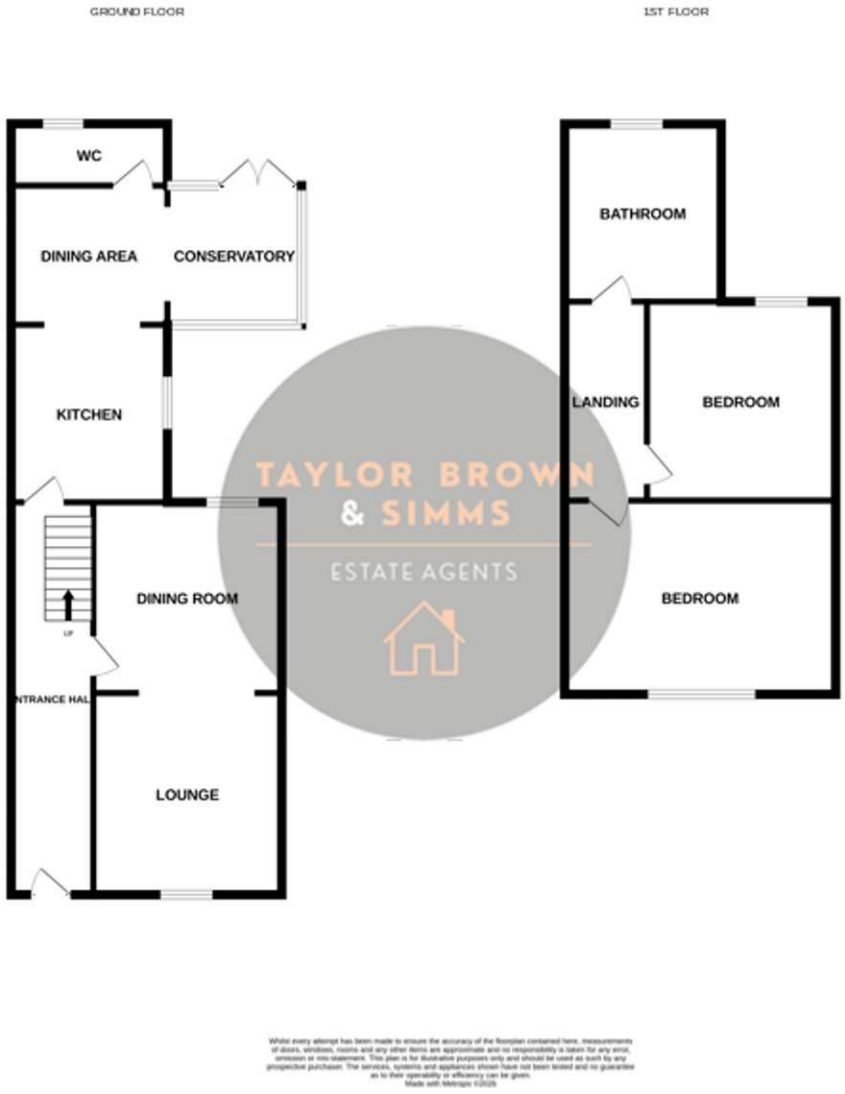
First floor landing
Doors to bedrooms and bathroom.

Bedroom One
4.84 m x 3.74 m (15'11" x 12'3")
Double glazed window to front aspect, radiator.

Bedroom Two
3.81 m x 2.94 m (12'6" x 9'8")
Double glazed window to rear aspect, radiator.

Bathroom
Double glazed window to rear aspect, four piece suite comprising of WC, pedestal hand wash basin, panelled bath, shower cubicle, tiled walls, radiator, storage cupboard housing the combi boiler.

Outside
To the side of the property is off street parking leading to single garage.
To the rear of the property is a large lawned garden, being enclosed via panelled fencing.



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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