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**TAYLOR BROWN
& SIMMS**

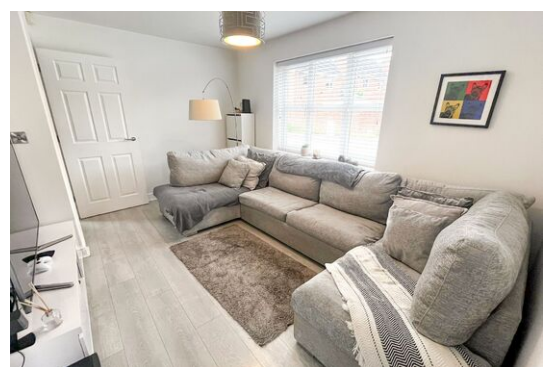
ESTATE AGENTS

Calvert Close, Langley Mill, Nottingham, Nottinghamshire , NG16 4BL
£165,000



FEATURES:

- TWO GOOD SIZED BEDROOMS
- GARAGE OFF OFF STREET PARKING
- CUL DE SAC LOCATION
- END TOWN HOUSE
- MODERN THROUGHOUT
- LANDSCAPED LOW MAINTENANCE GARDEN
- GREAT LOCATION CLOSE TO LOCAL AMENITIES
- CLOSE TO TRANSPORT LINKS
- IDEAL FOR FIRST TIME BUYER
- DOWNSTAIRS WC



COUNCIL TAX BAND: A EPC RATING: C

Entrance Hallway
Door to downstairs WC and Lounge.

Downstairs WC
Two piece modern suite comprising of WC and hand wash basin, radiator.

Lounge
3.19 m x 4.54 m (10'6" x 14'11")
UPVC Window to side aspect, radiator, tv point, laminate flooring, under stairs storage cupboard, stairs rising to the first floor, door to kitchen diner.

Kitchen Diner
4.15 m x 2.78 m (13'7" x 9'1")
UPVC window and French doors to rear, a modern fitted kitchen comprising of base and wall units with work surface, sink unit, part tiled walls, integrated fridge freezer, oven, hob and extractor above, plumbing for washing machine, radiator, laminate flooring.

First floor landing
Doors to bedrooms and bathroom,

loft access point.

Bedroom One
3.28 m x 3.41 m (10'9" x 11'2")
UPVC window to rear aspect, radiator, fitted wardrobes to one wall.

Bedroom Two
3.75 m x 2.16 m (12'4" x 7'1")
UPVC window to side aspect, radiator.

Bathroom
UPVC window to front, a modern fitted bathroom with panelled bath with shower above and shower screen, WC, pedestal hand wash basin, part tiled walls, radiator.

Outside
To the front of the property is a driveway leading to a garage, gated access leading to the side of the property.
To the rear of the property is a low maintenance garden with astro turf, paved area, and being enclosed via panelled fencing with a gate to the side of the house.

NOTICE TO PROSPECTIVE PURCHASERS

Please note that the information contained within this brochure is understood to be correct and accurate to the best of Taylor Brown & Simms Estate Agents knowledge. However, the information and measurements should not be relied upon to form any part of a contract or any offer made. The information offered is for guidance only particularly in relation to any listed appliances being in full working order. Purchasers should make their own investigations to verify correctness of same particularly if they intend to purchase the property for a specific use or purpose. The information contained within the brochure should not be republished or copied in any way for any other form of advertising or use without Taylor Brown & Simms permission.