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TAYLOR BROWN & SIMMS
ESTATE AGENTS

Calvert Close, Langley Mill, Nottingham, Nottinghamshire , NG16 4BL
£170,000











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.

GROUND FLOOR

1ST FLOOR



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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