



Bourne Drive, Langley Mill, NG16 4BJ
Offers Over £145,000 Freehold


MARTIN&CO

Bourne Drive, Langley Mill

2 Bedrooms, 1 Bathroom

Offers Over £145,000

- Two Bedroom Town House
- Cul-De-Sac Setting
- Ideal First Time Buy or Buy To Let
- Lounge With French Doors To Rear Garden
- Driveway & Allocated Parking Space
- Enclosed South Facing Garden

Situated in a cul-de-sac setting, this two bedroom town house makes an ideal first time purchase or buy to let investment and is being offered to the market with no onward chain. The accommodation comprises of an entrance hall, ground floor w.c., fitted kitchen, lounge/diner with French Doors to the rear garden, two bedrooms and a fitted bathroom. Externally, the property offers an enclosed south-facing rear garden, driveway and additional parking space.

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B		
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



HALLWAY 9' 5" x 3' (2.87m x 0.91m) Accessed via an external door with fitted carpet, wall mounted radiator, stairs rising to the first floor and ceiling light.

CLOAKROOM With a low flush w.c., pedestal wash hand basin, wood effect vinyl floor covering, wall mounted radiator and ceiling light.

KITCHEN 9' 4" x 6' 8" (2.84m x 2.03m) With a range of high and low level units with a rolled edge worktop over with upstand incorporating a stainless steel sink and drainer, upstand, integrated electric oven, inset gas hob and extractor hood over, washing machine plumbing, vinyl floor covering, wall mounted radiator, uPVC double glazed window to the front elevation and fitted ceiling spotlights

LOUNGE/DINER 13' 3" x 12' 10" (4.04m x 3.91m) With a fitted carpet, uPVC double glazed French Doors leading to the rear garden, under stairs storage cupboard, wall mounted radiator and two ceiling lights.

LANDING With a fitted carpet, wall mounted radiator, loft hatch and ceiling light.

MASTER BEDROOM 13' 4" x 10' 1" (4.06m x 3.07m) With fitted carpet, uPVC double glazed window to the front elevation, wall mounted radiator, over stairs storage and ceiling light.

BEDROOM TWO 12' 3" x 7' (3.73m x 2.13m) With a fitted carpet, uPVC double glazed window to the rear elevation, wall mounted radiator and ceiling light

BATHROOM With a fitted suite comprising of a panelled bath with mains fitter mixer bar shower over, low flush w.c, pedestal wash hand basin, wood effect vinyl floor covering, opaque uPVC double glazed window to the rear elevation, chrome heated towel rail and ceiling light.

EXTERNAL With an enclosed rear garden which is mainly laid to lawn with a patio area, fenced boundary and secure gate access. To the front is a driveway and

there is a further allocated parking space.









Floor 0



Floor 1



Approximate total area^m
567 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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