

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



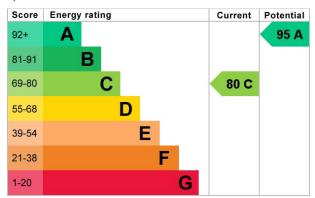
Bourne Drive, Langley Mill

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.









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.

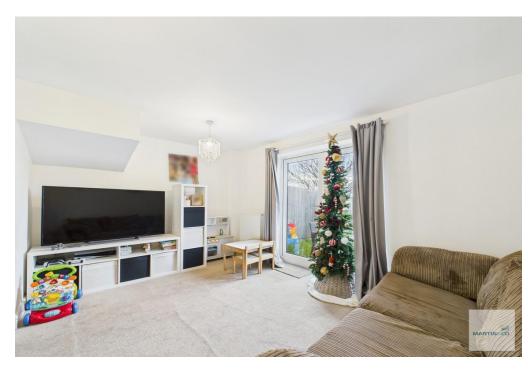
MASTER BEDROOM 13' 4" x 10' 1" (4.06m x 3.07m) With fitted carpet, uPVC double glazed window to the front elevation, wall mounted radiator, over stairs storage and ceiling light.

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

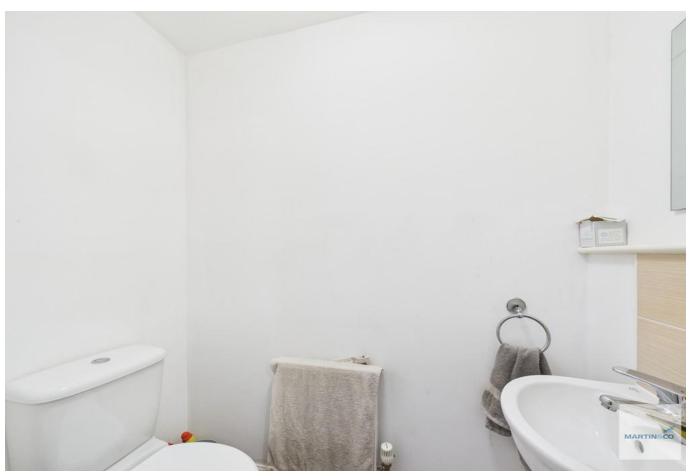
BATHROOM With a fitted suite comprising of a panelled bath with mains fitter mixer bar shower over, low flush w.c, pedestal wash hand basin, wood effect vinyl floor covering, opaque uPVC double glazed window to the rear elevation, chrome heated towel rail and ceiling light.

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.



















Martin & Co Hucknall

36a High Street ● Hucknall ● Nottingham ● NG15 7HG T: 0115 871 5461 ● E: hucknall@martinco.com

0115 871 5461

http://www.martinco.com



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of one. Sonic / laser Tape: Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. All Measurements: All Measurements are Approximate. Services Not tested: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

