Robert Ellis

look no further. . .

A THREE BEDROOM TERRACED HOUSE.

Elnor Street

Langley Mill, Nottingham NG16 4AQ

£99,950 Freehold

0115 949 0044

/robertellisestateagent

@robertellisea

A traditional terraced house with three bedroom and two reception rooms, offered for sale with NO CHAIN.

The property benefits from gas fired central heating served from a relatively modern combination boiler and double glazed windows throughout. However, the property does require some cosmetic improvement and is reflected in the asking price. This property therefore offers fantastic potential, in particular to first time buyers to put there own mark upon it and make it into a great home.

Situated in this traditional residential street, amongst other similar properties, conveniently placed in Langley Mill, a short walk to the train station. This up and coming area has useful facilities, including Asda, Lidl, as well as a number of other retailers and services, and is a short drive from the A610 which gives direct access to Nottingham city centre and Junction 26 of the M1 motorway, as well as Derbyshire to the North.

The property comprises lounge, separate dining room, fitted kitchen, ground floor bathroom. To the first floor, the property has the benefit of a 50% flying freehold which gives more than expected accommodation, with landing and three bedrooms. To the rear is a yard and garden area.

Offered for sale with NO CHAIN, viewing is recommended to appreciate the potential on offer.

LOUNGE
11'10" x 10'3" (3.63 x 3.14)
Radiator, double glazed window. Door to the front.

DINING ROOM
11'11" x 11'2" (3.65 x 3.41)
Door to staircase to the first floor, radiator, double glazed window to the rear.

KITCHEN
8'0" x 6'2" (2.44 x 1.90)
Range of fitted wall, base and drawer units, with work surfacing and stainless steel sink unit with single drainer. Built-in electric oven and gas hob. Double glazed window. Door to rear garden and door to the bathroom.

BATHROOM
Plumbing and space for washing machine, cupboard housing gas fired boiler (for central heating and hot water). Three piece suite comprising wash hand basin, low flush WC and bath with shower over. Radiator, double glazed window.

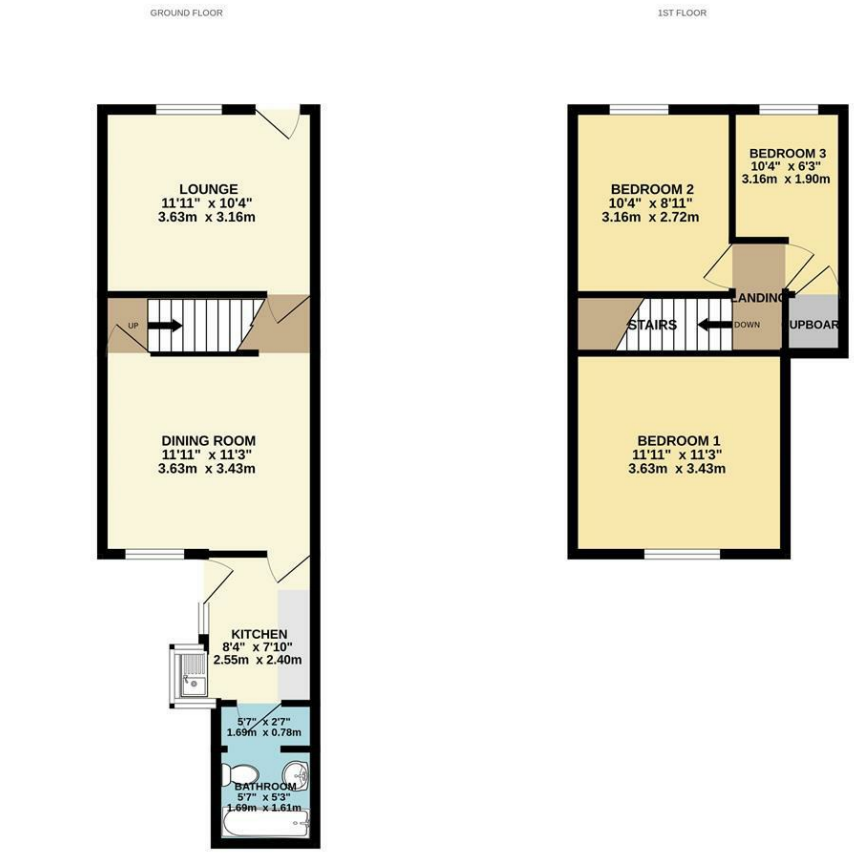
FIRST FLOOR LANDING
Doors to bedrooms.

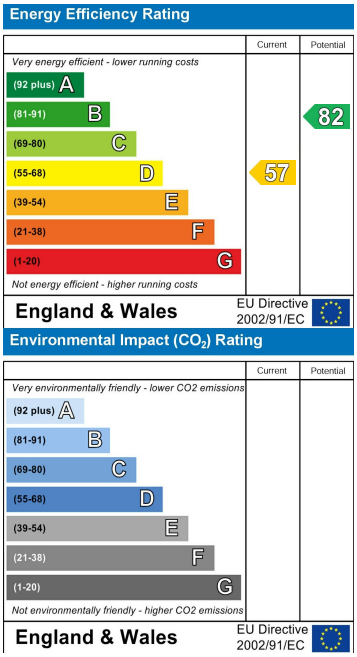
BEDROOM ONE
11'11" x 11'3" (3.64 x 3.45)
Radiator, double glazed window to the rear.

BEDROOM TWO
10'3" x 8'11" (3.14 x 2.72)
Radiator, double glazed window to the front.

BEDROOM THREE
7'4" x 6'2" (2.24 x 1.88)
Radiator, double glazed window to the front.

OUTSIDE
To the front, the property has a small walled-in frontage. To the rear is a yard area with gate leading to the main garden which is laid to lawn. There is unrestricted on-street parking.





These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

30-32 Derby Road, Stapleford, Nottingham, Nottinghamshire, NG9 7AA
stapleford@robertellis.co.uk
0115 949 0044