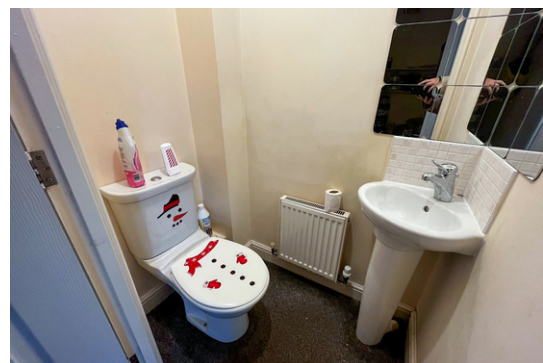


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**TAYLOR BROWN  
& SIMMS**

ESTATE AGENTS

**Bourne Drive, Langley Mill, Nottingham, Derbyshire , NG16 4BJ**  
**£145,000**



**FEATURES:**

- THREE BEDROOMS
- TOWN HOUSE
- OFF STREET PARKING
- EN SUITE TO MASTER BEDROOM
- NO UPWARD CHAIN
- REAR GARDEN
- CUL DE SAC LOCATION
- IDEAL FOR FIRST TIME BUYER
- CLOSE TO TRANSPORT LINKS AND AMENITIES
- VIEWING ESSENTIAL



**COUNCIL TAX BAND: B EPC RATING: C**

#### **Entrance Hallway**

Doors to kitchen, downstairs WC, lounge, under stairs storage cupboard, radiator, laminate flooring.

#### **Kitchen**

2.98 m x 2.10 m (9'9" x 6'11")  
UPVC window to front, fitted kitchen comprising of base and wall units with work surface, sink unit, part tiled walls, integrated oven, hob and extractor above, plumbing for washing machine, space for fridge, radiator.

#### **Lounge**

2.91 m x 7.46 m (9'7" x 24'6")  
UPVC window and UPVC french doors to rear garden, radiator, stairs rising to the first floor, tv point.

#### **First Floor Landing**

Doors to bedrooms and bathroom.

#### **Bedroom One**

3.96 m x 2.56 m (13'0" x 8'5")  
UPVC window to rear, radiator, door to en suite.

#### **En suite**

UPVC window to rear, three piece suite comprising of shower cubicle, WC, pedestal hand wash basin, part tiled walls, radiator.

#### **Bedroom Two**

4.27 m x 2.19 m (14'0" x 7'2")  
UPVC window to front aspect, radiator.

#### **Bedroom Three**

2.60 m x 2.42 m (8'6" x 7'11")  
UPVC window to rear, radiator.

#### **Bathroom**

Three piece suite comprising of panelled bath with shower above, WC, pedestal hand wash basin, part tiled walls, radiator.

#### **Outside**

To the front is a lawned area and paved pathway to the front door. To the side is a shared driveway leading to a off street parking space.

To the rear is a patio area, lawned garden and being enclosed via panelled fencing.

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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