59 CEMETERY ROAD

LANGOLD, S81 9RF

£160,000

FREEHOLD

CALLING ALL LANDLORDS AND INVESTORS ONLY - TENANTS IN SITU

This property is perfect for a landlord or investor as the tenants are already in situ. It is located in the heart of Langold in this corner position. It has the benefit of a driveway leading to the brick built garage and convenient for local amenities. The property is within the school catchment and Langold Lake which is perfect for walking.
The property briefly comprises of entrance hall with stairs rising to the first floor, cosy lounge with patio doors overlooking the rear garden, dining kitchen with a comprehensive range of wall and base units and downstairs cloakroom. To the first floor are three bedrooms and family bathroom with three piece suite to include panelled bath with shower over. To the front of the property a path leads to the front of the house, lawned garden and gravelled driveway with garage. To the rear there is a large decked area perfect for entertaining, fully enclosed and lawned area of garden.

BOOK A VIEWING NOW - DO NOT MISS OUT

Kendra Jacob
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• CALLING ALL LANDLORDS AND INVESTORS ONLY • TENANT IN SITU • Driveway Providing Off Road Parking • Garage • Good Sized Rear Garden With Decked Area • Close To Schools • Lounge And Dining Kitchen • Downstairs Cloakroom • Corner Position • BOOK A VIEWING NOW - DO NOT MISS OUT

Entrance Hall

With front door leading into the entrance hallway. Stairs rise to the first floor landing. Central heating radiator.

Lounge

With patio doors opening onto the rear garden, window to rear and central heating radiator.

Dining Kitchen

With a range of white high gloss wall and base units with complimentary work surfaces over, stainless steel sink unit, built in oven and Samsung electric hob. Central heating radiator and window overlooking the front. Useful storage cupboard.

Downstairs Cloakroom

Having low flush WC, wash hand basin and central heating radiator.

First Floor Landing

With access to the three bedrooms and family bathroom and having access to the loft space.

Bedroom One

With two windows overlooking the front elevation allowing in extra natural light and central heating radiator.

Bedroom Two

With window overlooking the rear and having central heating radiator.

Bedroom Three

With window overlooking the rear and central heating radiator.

Family Bathroom

With three piece suite to include panelled bath with shower over and folding glass shower screen, low flush WC and wash hand basin. Central heating radiator. Partly tiled. Window overlooking the side.

Outside

To the front of the property is driveway leading to the brick built garage with up and over door and having power and light connected. There is a small area of lawned garden to the front. To the rear - the garden is fully enclosed with large decked patio area which is perfect for entertaining. Lawned area of garden.

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Kendra
Jacob

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ADDITIONAL INFORMATION

Local Authority – Bassetlaw

Council Tax – Band A

Viewings – By Appointment Only

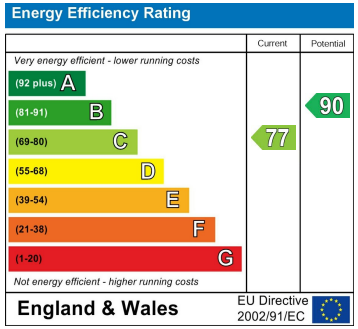
Floor Area – 879.40 sq ft

Tenure – Freehold

Total area: approx. 81.7 sq. metres (879.4 sq. feet)

The floorplans provided are for illustrative purposes only and may not represent the exact scale, dimensions, or specifications of the property. Measurements are approximate and should not be relied upon for any legal or financial decisions. It is the responsibility of the buyer, tenant, or their representatives to verify the accuracy of the details provided herein. For exact measurements, professional advice, or any other clarifications, please consult a licensed surveyor or property expert.

Plan produced using PlanUp.



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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