



**Heanor Road, Loscoe Heanor DE75 7JT**

**welcome to**

## **Heanor Road, Loscoe Heanor**

- PLANNING PERMISSION FOR A 2 BED DETACHED BUNGALOW
- SUBSTANTIAL PLOT
- TWO RECEPTION ROOMS
- CELLAR
- FOUR BED DETACHED HOME

Tenure: Freehold EPC Rating: C

guide price

**£325,000**

### **Entrance Hallway Lounge**

29' 3" x 10' 3" ( 8.92m x 3.12m )  
Including an inglenook fireplace housing a log burner

### **Dining Living Room**

17' 5" x 13' 4" ( 5.31m x 4.06m )  
Including an inglenook fireplace with a multi fuel burner

### **Kitchen**

13' 1" x 11' 5" ( 3.99m x 3.48m )  
Ample space for dining

### **Utility Room**

6' 3" x 5' 11" ( 1.91m x 1.80m )

### **Downstairs Wc Cellar**

Currently used as a storage space

### **Bedroom One**

13' 5" x 11' 6" ( 4.09m x 3.51m )  
En suite shower room

### **En Suite Shower Room**

### **Bedroom Two**

13' 3" x 12' 8" ( 4.04m x 3.86m )

### **Bedroom Three**

13' 4" x 12' 8" ( 4.06m x 3.86m )

### **Bedroom Four**

14' x 12' 5" ( 4.27m x 3.78m )

### **Family Bathroom**

Four piece suite, including a shower cubicle, bath, WC and hand basin.

### **Conditions Of Sale**

The Conditions of Sale will be deposited at the offices of the auctioneers and vendor's solicitors seven days prior to sale and the purchaser shall be deemed to have knowledge of the same whether inspected or not. Any questions relating to them must be raised prior to the auction. Prospective purchasers are advised to check with the auctioneers before the sale that the property is neither sold nor withdrawn. The purchaser will also be deemed to have read and understood the auction conduct notes printed within the sale catalogue.

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Whilst the auctioneers make every effort to ensure the safety and security of viewers at lots, we have not carried out a detailed Health & Safety inspection of the lots in our auction and cannot therefore guarantee the safety and security of viewers. All persons attend properties entirely at their own risk. Particular care should be taken when accessing cellars, attics, exterior grounds, outbuildings and boundaries. All unaccompanied inspections of vacant sites should be made in daylight hours only and entry into such sites is entirely at the viewers' risk.

### **Guide And Reserve Prices**

Guide Price: An indication of the seller's current minimum acceptable price at auction. The guide price or range of guide prices is given to assist



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#### **Property Ref:**

KBY109155 - 0008

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