



Park Street, Heanor DE75 7FJ

welcome to

Park Street, Heanor

- THREE BEDROOMS
- MID TERRACED
- DOWNSTAIRS WC & UTILITY ROOM
- LARGE REAR GARDEN
- CLOSE TO AMENITIES & FACILITIES

Tenure: Freehold EPC Rating: E

Council Tax Band: A

offers over

£130,000

Lounge

12' 7" max x 11' 3" max (3.84m max x 3.43m max)

Dining Room

12' 7" max x 16' 10" max (3.84m max x 5.13m max)

Kitchen

10' 3" max x 6' 10" max (3.12m max x 2.08m max)

Downstairs Wc/Utility

7' x 5' 5" max (2.13m x 1.65m max)

Bedroom One

11' 3" max x 9' max (3.43m max x 2.74m max)

Bedroom Two

10' 7" max x 8' max (3.23m max x 2.44m max)

Bedroom Three

11' 3" max x 6' 6" max (3.43m max x 1.98m max)

Family Bathroom



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Property Ref:

KBY107746 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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