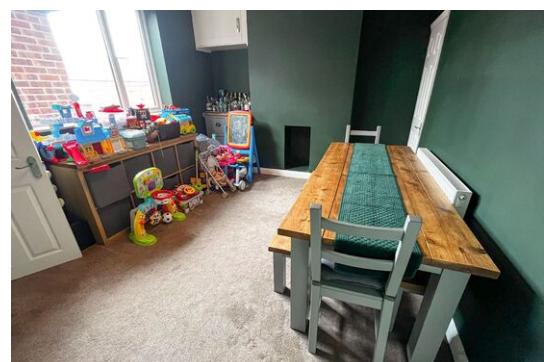
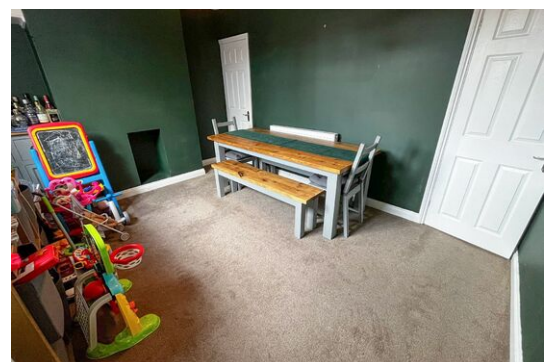
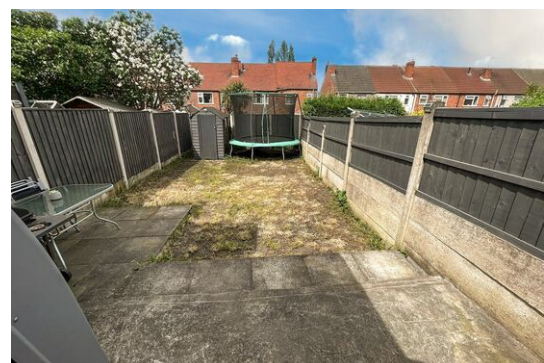


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**TAYLOR BROWN
& SIMMS**

ESTATE AGENTS

Oaklands Avenue, Heanor, Derbyshire, DE75 7BB Offers Over £155,000



FEATURES:

- MID TERRACE PROPERTY
- THREE BEDROOMS
- OFF STREET PARKING
- MODERN FITTED KITCHEN AND BATHROOM
- IDEAL FOR FIRST TIME BUYER OR INVESTOR
- ENCLOSED REAR GARDEN
- GOOD ACCESS TO AMENITIES
- TWO RECEPTION ROOMS
- UPVC DOUBLE GLAZING
- VIEWING ESSENTIAL

COUNCIL TAX BAND: A EPC RATING: D

Lounge

4.20 m x 3.50 m (13'9" x 11'6")

UPVC double glazed window and door to front aspect, radiator, door to dining room.

Dining Room

4.20 m x 3.20 m (13'9" x 10'6")

UPVC double glazed window to rear aspect, under stairs storage cupboard, radiator, door to kitchen, stairs rising to the first floor.

Kitchen

3.40 m x 2.90 m (11'2" x 9'6")

UPVC double glazed window and door to rear aspect, a range of base and wall units with roll top work surface, sink unit with drainer, part tiled walls, integrated oven, hob and extractor above, space for washing machine and fridge freezer, tiled flooring, radiator.

First floor landing

Doors to bedrooms and bathroom, radiator.

Bedroom One

2.70 m x 2.20 m (8'10" x 7'3")

UPVC double glazed window to rear aspect, radiator.

Bedroom

3.60 m x 2.40 m (11'10" x 7'10")

UPVC double glazed window to front aspect, radiator, loft access point.

Bedroom

3.30 m x 2.90 m (10'10" x 9'6")

UPVC double glazed window to front aspect, radiator.

Bathroom

2.40 m x 1.70 m (7'10" x 5'7")

UPVC double glazed window to rear aspect, a modern three piece suite comprising of panelled bath with shower above and glass shower screen, WC, hand wash basin, part tiled walls, tiled flooring, towel rail radiator.

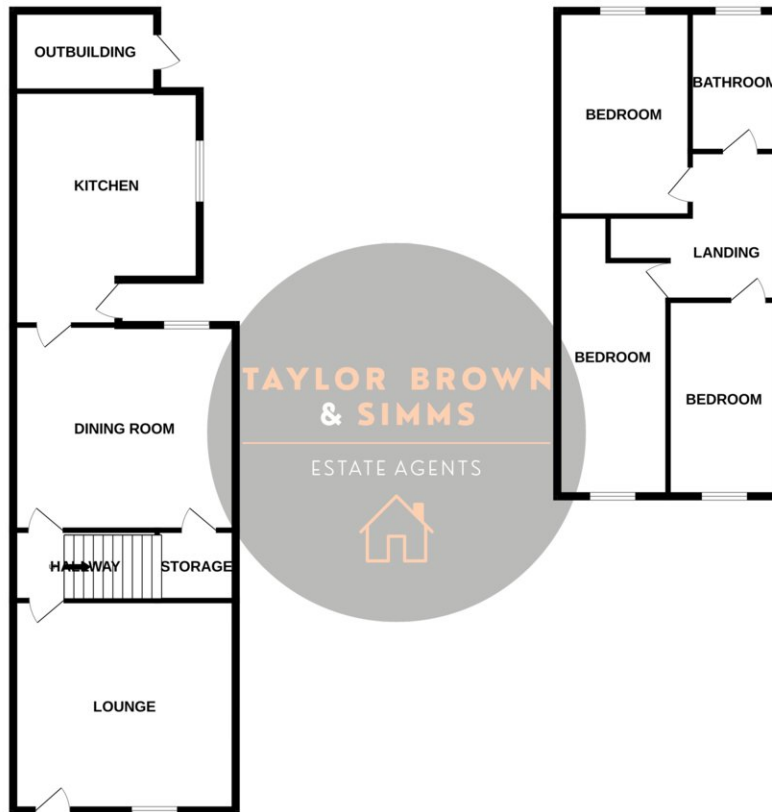
Outside

To the front of the property is a off street parking space for one car, and slope leading to the front door and side access.

To the rear of the property is accessed by a wooden gate, lawned area, patio area, outbuilding 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 misstatement. 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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