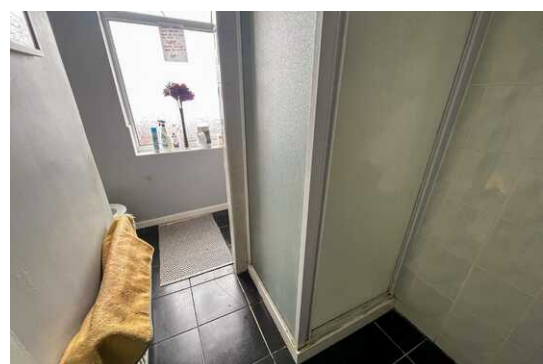


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**TAYLOR BROWN
& SIMMS**

ESTATE AGENTS

Derby Road Heanor DE75 7QG £275,000



FEATURES:

- CURRENT INCOME £1700 PCM - OTE £21,000
- IDEAL HMO PROPERTY FORMER GUEST HOUSE
- CURRENT OWNER RENTS EACH ROOM FOR £120 / WEEK
- DETACHED SIX/ SEVEN BEDROOM PROPERTY
- TOWN CENTRE LOCATION
- COMMUNAL KITCHEN
- FIRE REGULATIONS ARE IN PLACE
- GREAT LOCATION FOR LOCAL AMENITIES AND TRANSPORT LINKS
- THREE FLOORS

COUNCIL TAX BAND: C EPC RATING: TBC

Entrance porch
UPVC windows to front, door to entrance hallway.

Entrance Hallway
Stairs rising to the first floor, radiator, storage cupboard

Lounge / bedroom
5.18 m x 3.65 m (17'0" x 12'0")
UPVC bay window to front aspect, radiator.

Bedroom
4.77 m x 4.17 m (15'8" x 13'8")
UPVC patio doors to rear, tv point, radiator.

Rear hall
Door to kitchen and further bedroom.

Bedroom
4.45 m x 3.67 m (14'7" x 12'0")
UPVC window to front, radiator, door to en suite.

En suite
UPVC window to side, three piece suite comprising of shower, WC and pedestal hand wash basin with tiled splashback.

Kitchen Diner
3.75 m x 3.40 m (12'4" x 11'2")
UPVC window to rear, base and wall units with roll top work surface, sink unit with drainer, cooker, plumbing for washing machine, tiled flooring, part tiled walls, fridge freezer, door to rear.

First floor landing
Doors to further bedrooms and stairs rising to second floor and fire escape.
UPVC window to front.

Bedroom
3.92 m x 3.80 m (12'10" x 12'6")
UPVC window to front aspect, radiator.

WC
WC and hand wash basin.

Bedroom
4.00 m x 3.13 m (13'1" x 10'3")
UPVC window to rear, radiator.

Bedroom
3.36 m x 3.51 m (11'0" x 11'6")
UPVC window to rear aspect, radiator.

Shower Room
UPVC window to side, three piece suite shower, WC and hand wash basin, part tiled walls, tiled flooring.

Bedroom
2.98 m x 3.79 m (9'9" x 12'5")
UPVC to front aspect, radiator.

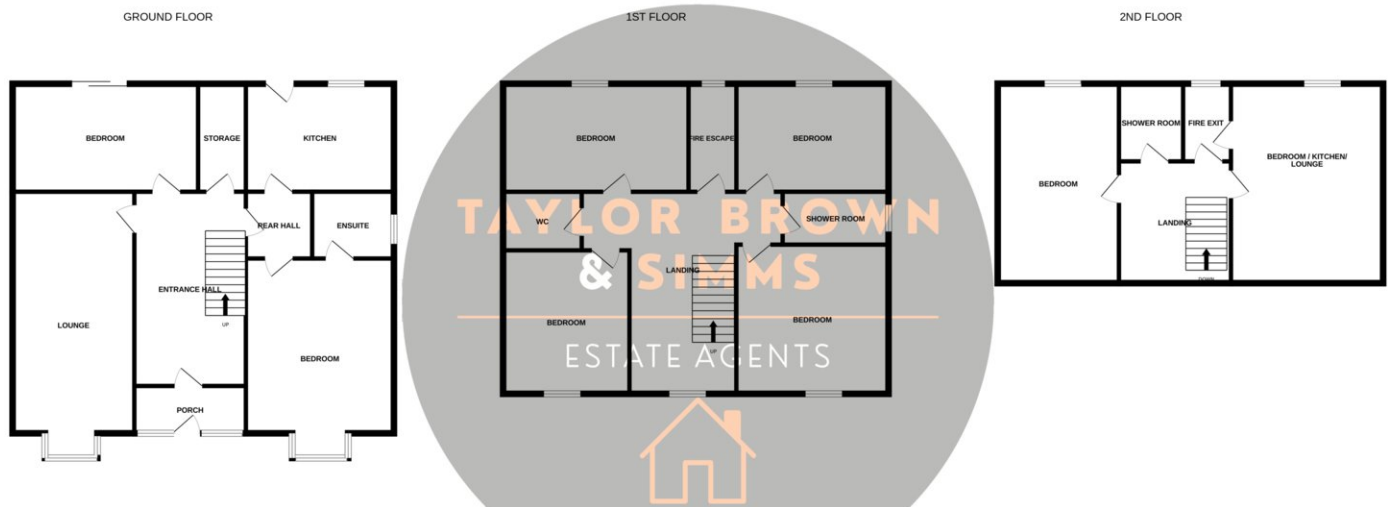
Second floor landing
Doors to bedrooms and shower room. Fire exit.

Lounge / kitchen
5.51 m x 3.36 m (18'1" x 11'0")
UPVC window to rear aspect, enjoying great views. base units with sink unit, cooker, space for fridge,
Door to fire exit.

Shower Room
Three piece suite, shower, WC, hand wash basin.

Bedroom
2.42 m x 5.53 m (7'11" x 18'2")
UPVC window to rear, with views. Radiator.

Outside
To the front is a paved area, (which could be potential for off street parking with relevant planning permission)
To the rear is a paved area.



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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