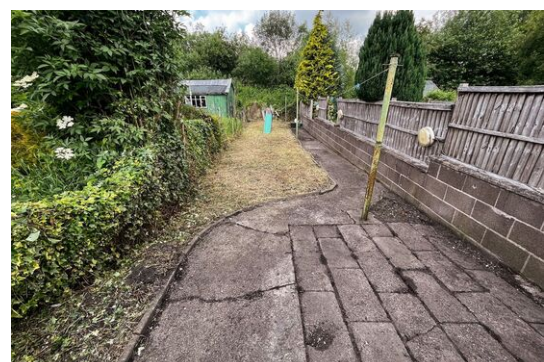
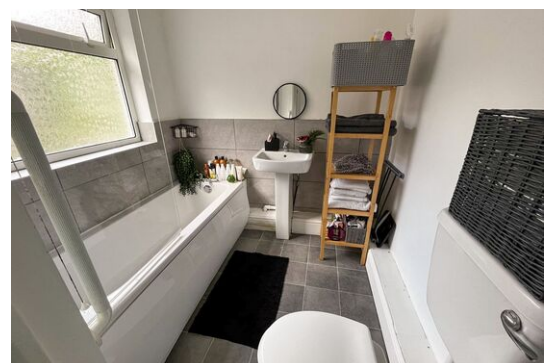


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**TAYLOR BROWN  
& SIMMS**

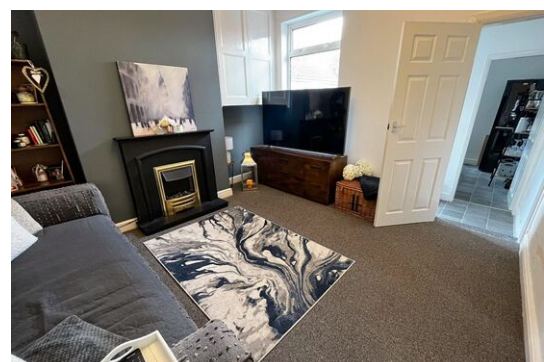
ESTATE AGENTS

**Milward Road Loscoe , DE75 7JX  
£125,000**



**FEATURES:**

- THREE BEDROOMS
- TWO RECEPTION ROOMS
- MODERN FITTED BATHROOM
- MODERN FITTED KITCHEN
- NO UPWARD CHAIN
- GOOD LOCATION
- CLOSE TO TRANSPORT LINKS
- GOOD SIZED GARDEN
- GAS CENTRAL HEATING
- MUST BE VIEWED



**COUNCIL TAX BAND: A EPC RATING: D**

Lounge  
3.75 m x 3.76 m (12'4" x 12'4")  
UPVC window and door to front,  
radiator.

inner hallway  
Stairs, under stairs storage  
cupboard.

Reception Room  
3.97 m x 4.04 m (13'0" x 13'3")  
UPVC window to rear, radiator,  
door to hall,

Hall  
door to back garden.

Kitchen  
2.78 m x 2.24 m (9'1" x 7'4")  
UPVC window to rear, base and  
wall units with work surface, sink  
unit, part tiled walls, integrated  
oven, hob, vinyl flooring.

Bathroom  
UPVC window to rear, a three piece

suite comprising of panelled bath,  
WC, pedestal hand wash, part tiled  
walls, vinyl flooring, radiator.

First floor landing  
doors to bedrooms, storage  
cupboard.

Bedroom One  
4.16 m x 3.99 m (13'8" x 13'1")  
UPVC window to rear, storage  
cupboard, radiator.

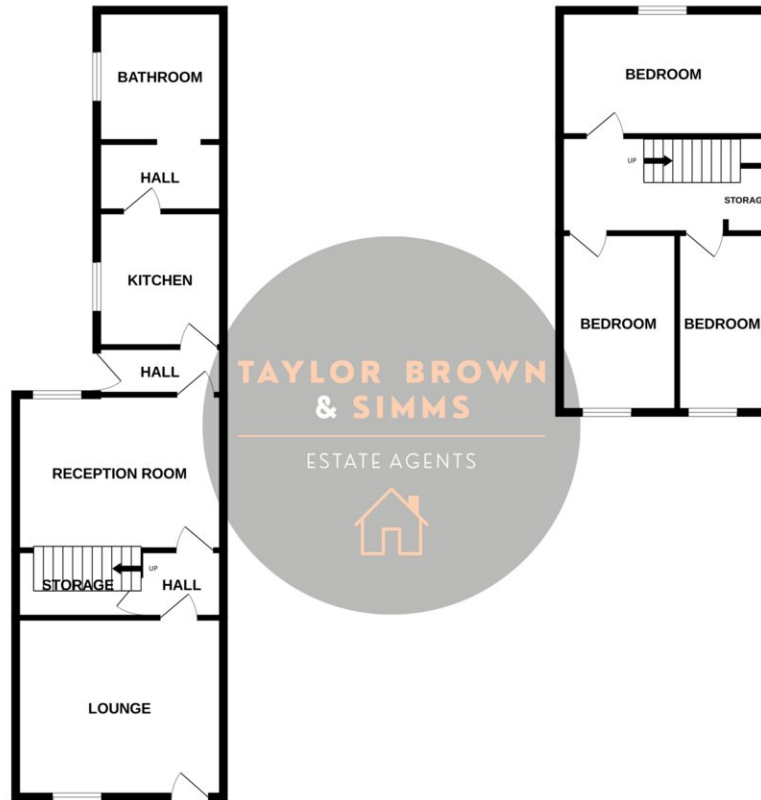
Bedroom Two  
2.33 m x 3.73 m (7'8" x 12'3")  
UPVC window to front, radiator.

Bedroom Three  
2.00 m x 3.70 m (6'7" x 12'2")  
UPVC Window to front, radiator.

Outside  
To the rear is a good sized garden  
with lawned area, panelled fencing,  
shrubs, patio area.

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 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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