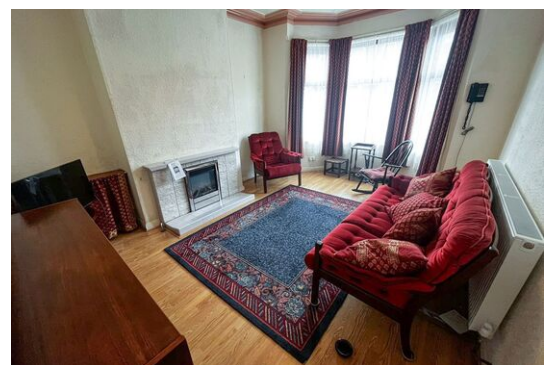


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**TAYLOR BROWN  
& SIMMS**

ESTATE AGENTS

## Mundy Street Heanor DE75 7EB , DE75 7EB £205,000



### **FEATURES:**

- VICTORIAN TERRACE PROPERTY
- MANY ORIGINAL FEATURES
- THREE BEDROOMS
- GARAGE TO REAR
- TWO GOOD SIZED RECEPTION ROOMS
- LANDSCAPED REAR GARDEN
- CLOSE TO TOWN CENTRE
- OFFERED WITH NO UPWARD CHAIN
- SPACIOUS KITCHEN BREAKFAST ROOM
- VIEWING ESSENTIAL

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

#### **Entrance Porch**

Door to entrance hall.

#### **Entrance Hallway**

Stairs to first floor, original flooring, radiator, door to lounge and reception room.

#### **Lounge**

4.64 m x 3.49 m (15'3" x 11'5")

UPVC bay window to front, feature coved ceilings, feature fireplace with electric fire, radiator.

#### **Bathroom**

UPVC window to side, four piece suite comprising of panelled bath, shower cubicle, WC, pedestal hand wash basin, part tiled walls.

#### **Reception Room**

4.14 m x 4.69 m (13'7" x 15'5")

UPVC window to rear, radiator, original flooring, door to kitchen, coved ceilings.

#### **Kitchen**

5.88 m x 2.48 m (19'3" x 8'2")

UPVC window to rear and side, fitted kitchen comprising of base and wall units with roll top work surface, sink unit, part tiled walls, cooker with extractor above, plumbing for washing machine and dishwasher, fridge and freezer, breakfast bar area.

#### **Rear Porch/ utility area.**

UPVC window to side, wall mounted boiler, UPVC door to rear.

#### **First floor landing**

Doors to bedrooms and WC, loft access point.

#### **Bedroom One**

4.43 m x 4.15 m (14'6" x 13'7")

UPVC window to rear, storage cupboards.

#### **Bedroom Two**

3.82 m x 3.53 m (12'6" x 11'7")

UPVC double glazed window to front.

#### **Bedroom Three**

3.81 m x 2.16 m (12'6" x 7'1")

UPVC window to front, storage cupboard.

#### **WC**

Two piece suite comprising of WC and hand wash basin, part tiled walls.

#### **Outside**

To the rear of the property is a range of mature shrubs and trees, being enclosed via panelled fencing, greenhouse, garage and gated access to the rear of the property which leads to a park.



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. The plan is for illustrative purposes only and should be used as such for 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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