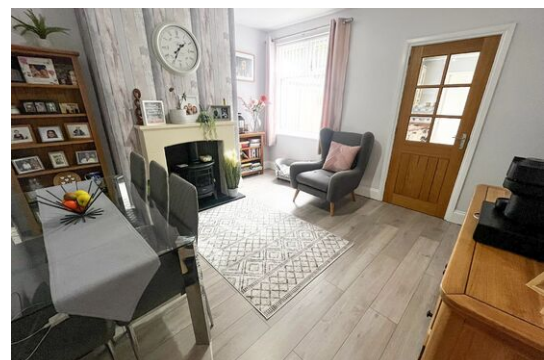
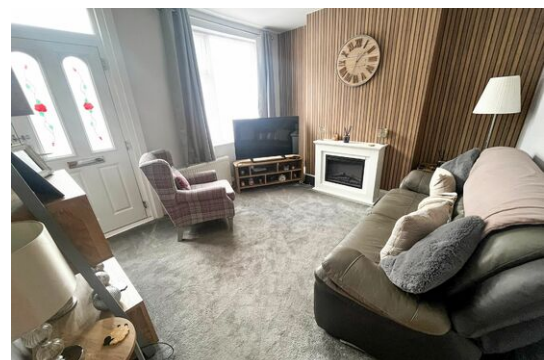
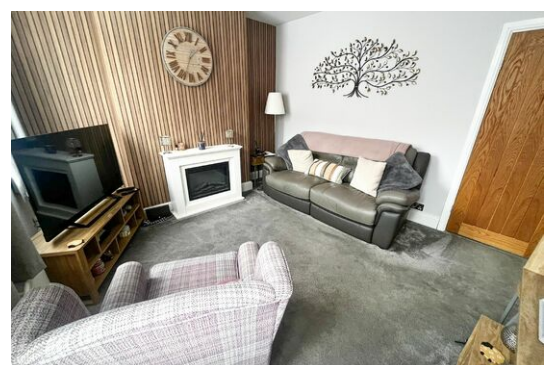


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**TAYLOR BROWN  
& SIMMS**

ESTATE AGENTS

**John Street Heanor , DE75 7FT  
£147,000**



**FEATURES:**

- THREE BEDROOM
- TWO RECEPTION ROOMS
- MODERN THROUGHOUT TO A HIGH STANDARD
- OAK INTERNAL DOORS
- MODERN FITTED KITCHEN AND BATHROOM
- LANDSCAPED LOW MAINTENANCE GARDEN
- CLOSE TO LOCAL AMENITIES
- IDEAL FOR FIRST TIME BUYER
- NO UPWARD CHAIN
- VIEWING ESSENTIAL

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

#### Lounge

3.94 m x 3.51 m (12'11" x 11'6")  
UPVC window and door to front,  
feature fireplace with electric fire,  
radiator, tv point, door to inner hall.

#### Inner hallway

Stairs rising to the first floor, under  
stairs storage cupboard, radiator,  
door to dining room.

#### Dining Room

4.01 m x 3.67 m (13'2" x 12'0")  
UPVC window to rear, feature  
electric fire and surround, laminate  
flooring, door to kitchen.

#### Kitchen

2.97 m x 2.53 m (9'9" x 8'4")  
UPVC window to rear, modern  
fitted kitchen comprising of base  
and wall units with roll top work  
surface, space for fridge freezer,  
plumbing for washing machine,  
integrated oven, hob and extractor  
above, door to rear hallway.

#### Rear Hall

UPVC door to rear garden, door to  
bathroom.

#### Bathroom

UPVC double glazed window to  
rear, a modern three piece suite

comprising of panelled bath, WC  
and Hand wash set in a vanity unit  
with storage, tiled walls, Karndean  
flooring, radiator.

#### First floor landing

Doors to bedrooms and bathroom,  
Oak and glass stair balustrade.

#### Bedroom One

3.39 m x 3.51 m (11'1" x 11'6")  
UPVC window to front, fitted  
wardrobes and dressing table,  
radiator.

#### Bedroom Two

3.72 m x 3.05 m (12'2" x 10'0")  
UPVC window to rear, storage  
cupboard housing the combi boiler,  
radiator.

#### Bedroom Three

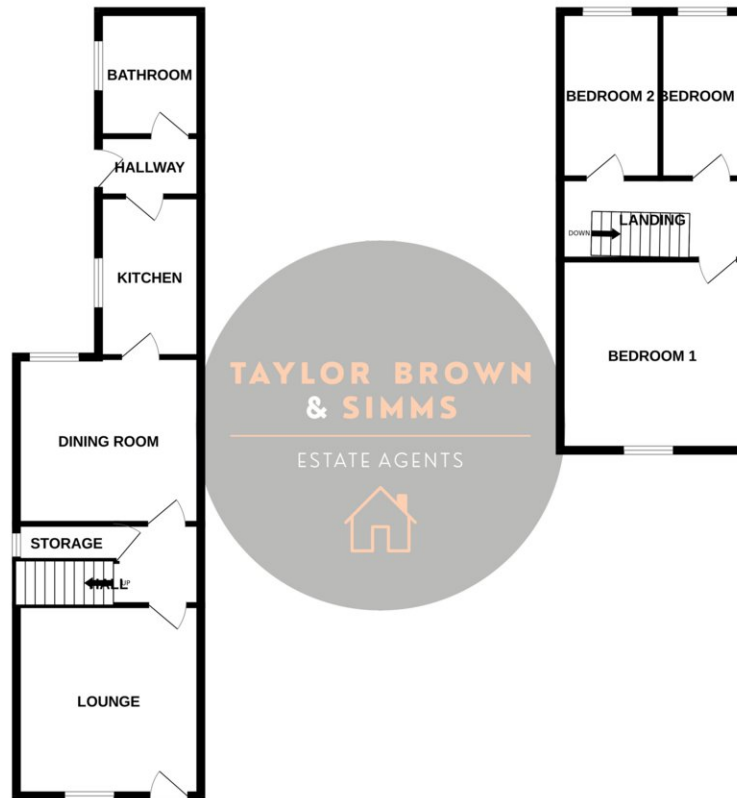
3.81 m x 1.86 m (12'6" x 6'1")  
UPVC window to rear aspect,  
radiator.

#### Outside

To the rear of the property is a  
lovely low maintenance garden,  
with astro turf, patio area, outside  
tap and power. Pergola area,  
wooden garden shed, gated access  
to the front.

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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