

2 Marshall Street  
Heanor  
Derbyshire  
DE75 7AT  
01773715790  
info@taylorbrownandsimms.co.uk  
www.taylorbrownandsimms.co.uk

**TAYLOR BROWN  
& SIMMS**

ESTATE AGENTS

**Ray Street, Heanor, Derbyshire , DE75 7GL  
£127,000**



**FEATURES:**

- THREE BEDROOMS
- TERRACE PROPERTY
- TWO RECEPTION ROOMS
- REFITTED CARPETS THROUGHOUT
- SOLAR PANELS
- REAR GARDEN WITH GARDEN SHED
- OFFERED WITH NO UPWARD CHAIN
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZED
- IDEAL FOR THE FIRST TIME BUYER

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

### Lounge

3.86 m x 3.41 m (12'8" x 11'2")

UPVC window and door to front, radiator, feature fireplace, laminate flooring, door to inner hallway

### Inner hallway

Storage cupboard, fitted carpet, stairs to first floor, door to dining room.

### Dining Room

3.71 m x 3.82 m (12'2" x 12'6")

UPVC window to rear, radiator, feature fireplace with electric fire, opening to kitchen

### Kitchen

3.02 m x 1.73 m (9'11" x 5'8")

UPVC window to side, fitted kitchen comprising of base and wall units with roll top work surface, sink unit, part tiled walls, radiator, washing machine, fridge, integrated oven, hob and extractor above, vinyl flooring, door to rear hall.

### Rear Hall

UPVC door to rear garden, door to bathroom, vinyl floor, loft access point.

### Bathroom

UPVC window to rear aspect, three piece suite comprising of panelled bath with shower above and shower screen, WC, pedestal hand wash basin, fully tiled walls, tiled flooring, radiator.

### First floor landing

Doors to bedrooms.

### Bedroom One

4.24 m x 3.40 m (13'11" x 11'2")

Two UPVC windows to front aspect, radiator, fitted carpet.

### Bedroom Two

3.85 m x 2.22 m (12'8" x 7'3")

UPVC window to rear aspect, radiator, fitted carpet.

### Bedroom Three

2.60 m x 3.92 m (0'3" x 0'4")

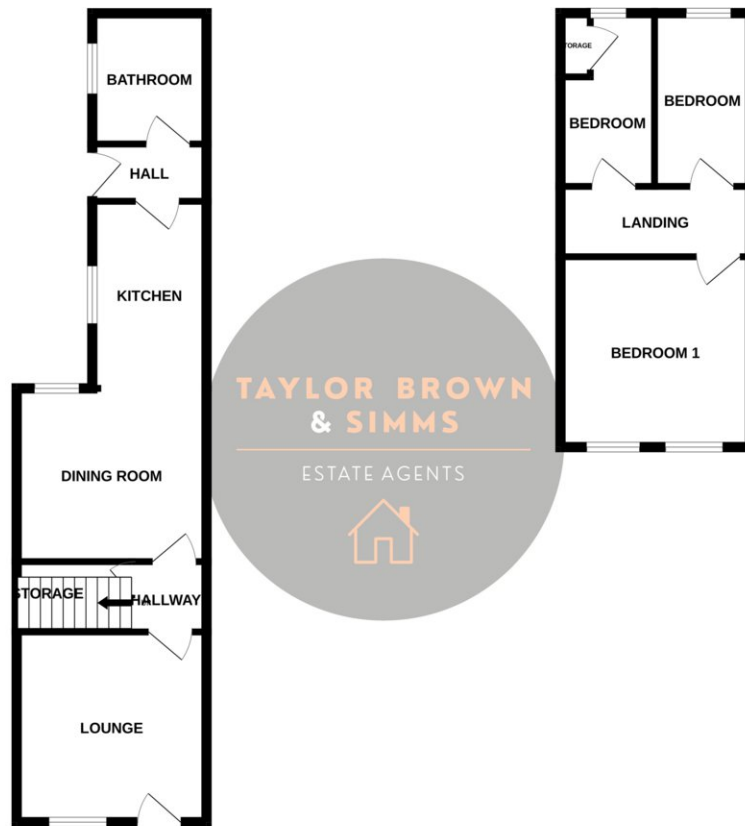
UPVC window to rear, radiator, fitted carpet, cupboard housing the boiler.

### Outside

To the rear is a paved pathway leading to a astro turf garden with garden shed.

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. The 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.  
Made with Metroplan ©2024

## NOTICE TO PROSPECTIVE PURCHASERS

Please note that the information contained within this brochure is understood to be correct and accurate to the best of Taylor Brown & Simms Estate Agents knowledge. However, the information and measurements should not be relied upon to form any part of a contract or any offer made. The information offered is for guidance only particularly in relation to any listed appliances being in full working order. Purchasers should make their own investigations to verify correctness of same particularly if they intend to purchase the property for a specific use or purpose. The information contained within the brochure should not be republished or copied in any way for any other form of advertising or use without Taylor Brown & Simms permission.