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**TAYLOR BROWN
& SIMMS**

ESTATE AGENTS

Julie Avenue Heanor , DE75 7HW Offers Over £220,000



FEATURES:

- THREE BEDROOMS
- SEMI DETACHED
- THROUGH LOUNGE DINER
- IMPRESSIVE PRIVATE GARDEN
- GARAGE AND OFF STREET PARKING
- EXCELLENT DECORATIVE ORDER
- GREAT FAMILY HOME
- RECENTLY REFITTED BOILER
- SOUGHT AFTER LOCATION
- MUST BE VIEWED



COUNCIL TAX BAND: B EPC RATING: C

Entrance Hallway

Stairs rising to the first floor, doors to lounge and kitchen, under stairs storage cupboard.

Lounge Diner

6.96 m x 3.22 m (22'10" x 10'7")
UPVC window to front, patio doors to rear, feature fireplace, tv point, two radiators.

Kitchen

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

First floor landing

UPVC window to side, doors to bedrooms and bathroom.

Bedroom One

3.58 m x 3.07 m (11'9" x 10'1")
UPVC window to front, radiator, wardrobes, tv point.

Bedroom Two

3.06 m x 3.27 m (10'0" x 10'9")
UPVC window to rear, radiator.

Bedroom three

2.10 m x 2.63 m (6'11" x 8'8")
UPVC window to front, radiator, fitted wardrobes.

Bathroom

UPVC window to rear aspect, fitted bathroom suite comprising of panelled bath with shower above, WC, pedestal hand wash basin, part tiled walls, radiator.

Outside

To the side of the property is a driveway leading to detached garage having double gated access. To the front is a lawned garden with mature shrubs.

To the rear is a substantial garden with lawned area, patio area, mature trees shrubs and borders and being enclosed via fencing and trees.

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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