

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

**TAYLOR BROWN
& SIMMS**

ESTATE AGENTS

Oaklands Avenue, Heanor, Derbyshire , DE75 7BB
£240,000



FEATURES:

- THREE BEDROOMS
- DETACHED BUNGALOW
- IN NEED OF SOME UPGRADING
- FRONT AND REAR GARDENS
- GOOD SIZED PLOT
- NO UPWARD CHAIN
- GARAGE AND AMPLE OFF STREET PARKING
- GREAT LOCATION
- VIEWING ESSENTIAL
- FITTED BATHROOM

COUNCIL TAX BAND: C EPC RATING: TBC

Entrance Hallway

Doors to all rooms, radiator.

Lounge

3.45 m x 4.33 m (11'4" x 14'2")

UPVC side and front aspect, radiator, fireplace.

Kitchen Diner

2.88 m x 5.15 m (9'5" x 16'11")

UPVC window to front and side aspect, fitted kitchen with base and wall units, work top, sink unit, plumbing for washing machine, space for fridge, cooker, part tiled walls, radiator, UPVC door to side aspect.

Bedroom

3.83 m x 2.78 m (12'7" x 9'1")

UPVC patio doors to the rear garden, radiator.

Bedroom

3.37 m x 2.83 m (11'1" x 9'3")

UPVC window to rear aspect, radiator.

Bedroom

2.44 m x 2.36 m (8'0" x 7'9")

UPVC window to side aspect, radiator.

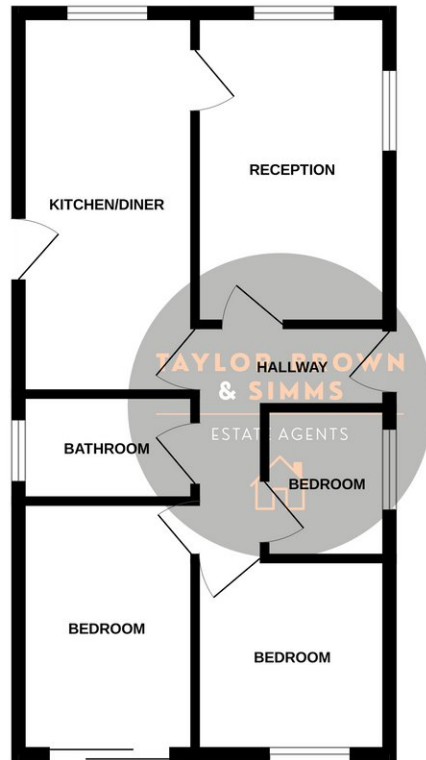
Bathroom

UPVC window to side aspect, three piece suite comprising of panelled bath with shower above, WC, pedestal hand wash basin, tiled walls, towel rail, laminate flooring.

Outside

To the front of the property is a beautiful landscaped garden with a good sized lawn, mature shrubs and plant in the borders, driveway providing ample off street parking to the side leading to the garage. To the other side is a gated access to the rear garden.

To the rear of the property is a landscaped garden, with lawn, mature shrubs, greenhouse, wooden garden shed and being enclosed.



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.
Made with Metropix ©2025

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.