

2 Marshall Street  
Heanor  
Derbyshire  
DE75 7AT  
01773715790  
info@taylorbrownandsimms.co.uk  
<https://taylorbrownandsimms.co.uk/>

**TAYLOR BROWN  
& SIMMS**

ESTATE AGENTS

**Edward Avenue, Jacksdale, Nottingham, Nottinghamshire , NG16 5LB**  
**£130,000**



**FEATURES:**

- TWO BEDROOMS
- MID TERRACE
- TWO RECEPTION ROOMS
- FITTED KITCHEN
- UPSTAIRS BATHROOM
- NO UPWARD CHAIN
- UPVC DOUBLE GLAZING
- GAS CENTRAL HEATED
- CLOSE TO LOCAL AMENITIES
- IDEAL FOR THE FIRST TIME BUYER / INVESTOR

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

#### Lounge

3.71 m x 3.65 m (12'2" x 12'0")

UPVC window and door to front aspect, radiator, door to dining room.

#### Dining Room

3.73 m x 3.60 m (12'3" x 11'10")

Under stairs storage cupboard, door to first floor, UPVC window to rear aspect, door to kitchen, radiator, tv point.

#### Kitchen

3.35 m x 2.13 m (11'0" x 7'0")

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

#### First floor landing

Doors to bedrooms and bathroom,

loft access point.

#### Bedroom One

3.60 m x 3.70 m (11'10" x 12'2")

UPVC window to front aspect, radiator, fireplace.

#### Bedroom Two

3.82 m x 2.71 m (12'6" x 8'11")

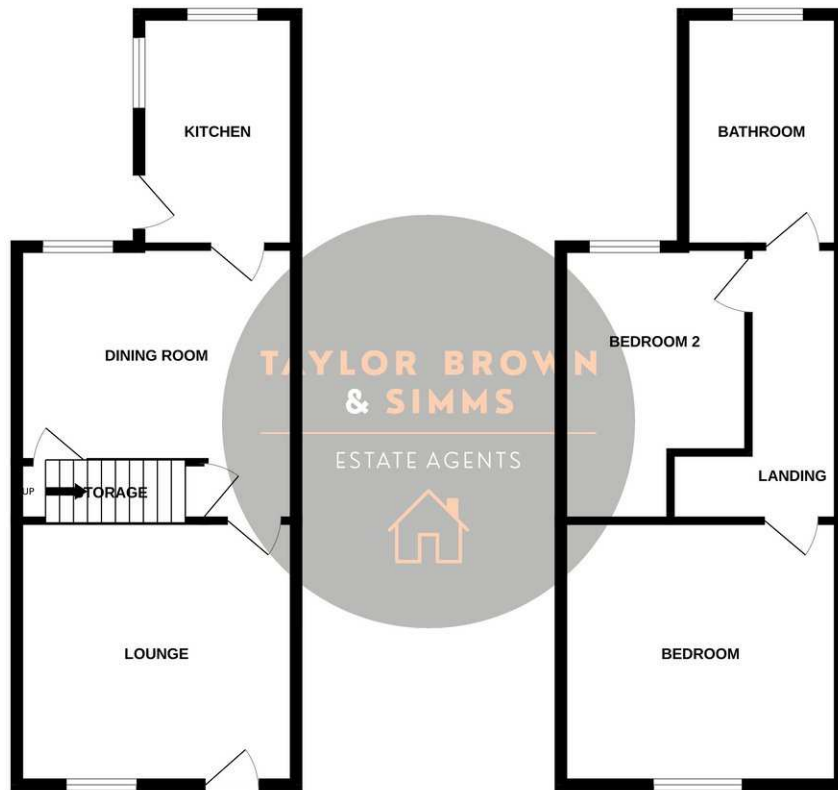
UPVC window to rear aspect, radiator.

#### Bathroom

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

#### Outside

To the rear of the property is a paved area, steps rising to a lawned garden with mature shrubs and borders and being enclosed via panelled fencing.



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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