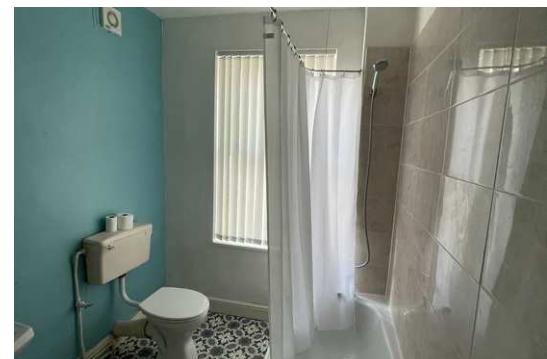


2 Marshall Street
Heanor
Derbyshire
DE75 7AT
01773715790
info@taylorbrownandsimms.co.uk
<https://taylorbrownandsimms.co.uk/>

**TAYLOR BROWN
& SIMMS**
ESTATE AGENTS

Edward Avenue, Jacksdale, Nottingham, Nottinghamshire , NG16 5LB
£125,000



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")

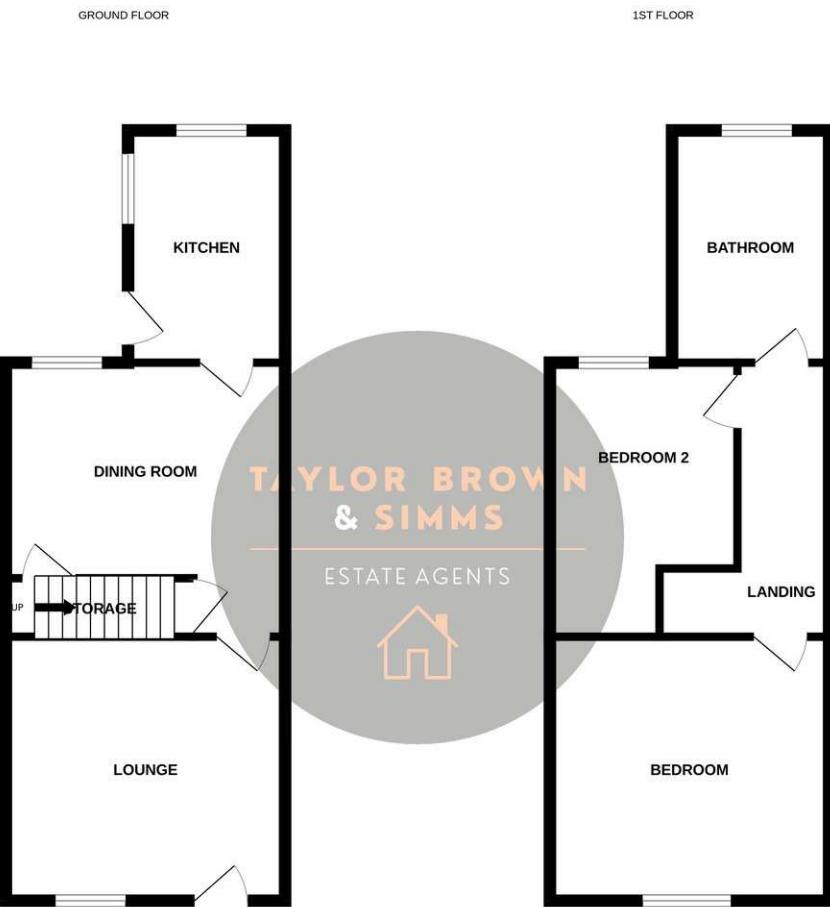
UPVC window to rear aspect, radiator.

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 all other items are approximate and no responsibility is taken for any error, omission or inaccuracy. These floorplans are for general information purposes only and should not 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.