

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

**TAYLOR BROWN  
& SIMMS**

ESTATE AGENTS

**Johnson Drive, Heanor , DE75 7SR  
£200,000**



**FEATURES:**

- GREAT POTENTIAL
- THREE BEDROOMS
- DETACHED HOME
- IN NEED OF SOME UPGRADING
- ENCLOSED REAR GARDEN
- GARAGE AND DRIVEWAY
- POPULAR RESIDENTIAL LOCATION
- NO UPWARD CHAIN
- CONSERVATORY
- IDEAL FOR INVESTOR



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

**Storm Porch**  
Entrance via UPVC door leading to a storm porch.

**Porch**  
UPVC built with door to entrance hall.

**Entrance Hall**  
Doors to lounge and kitchen, radiator, laminate flooring.

**Kitchen**  
3.75 m x 2.46 m (12'4" x 8'1")  
UPVC window to front, fitted kitchen with base and wall units, sink unit, part tiled walls, washing machine, fridge freezer, integrated oven, hob and extractor above, radiator, laminate flooring.

**Lounge**  
4.16 m x 4.95 m (13'8" x 16'3")  
Patio doors leading to conservatory, fireplace, radiator, stairs rising to the first floor, under stairs storage cupboard.

**Conservatory**  
3.07 m x 2.73 m (10'1" x 8'11")  
UPVC windows to rear, UPVC french doors to rear, radiator.

**First floor landing**

UPVC window to side, doors to bedrooms and bathroom, loft access point.

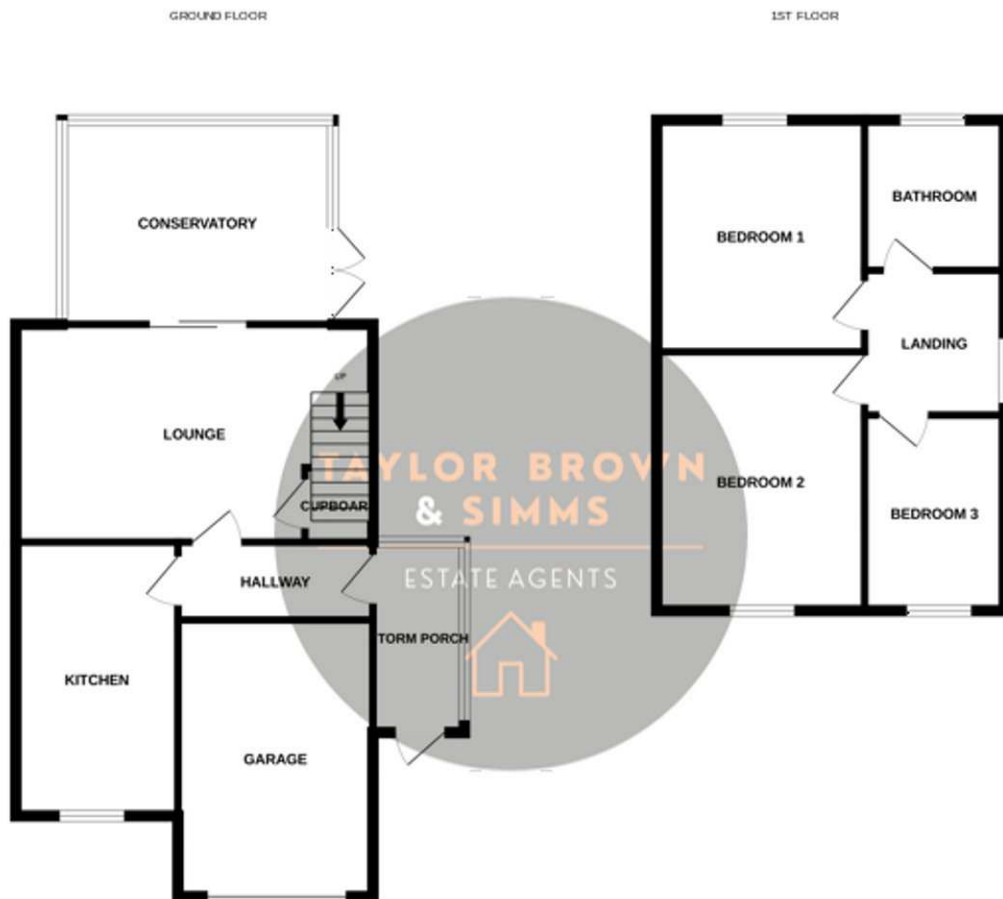
**Bedroom One**  
4.26 m x 3.10 m (14'0" x 10'2")  
UPVC window to rear aspect, radiator.

**Bedroom Two**  
3.71 m x 3.03 m (12'2" x 9'11")  
UPVC window to front, radiator.

**Bedroom Three**  
2.43 m x 2.35 m (8'0" x 7'9")  
UPVC window to front, radiator.

**Bathroom**  
UPVC window to rear aspect, three piece suite comprising of panelled bath with shower above, WC and pedestal hand wash basin, part tiled walls, storage cupboard housing the water tank, radiator.

**Outside**  
To the front of the property is a driveway leading to a single garage, UPVC door to side entrance.  
To the rear of the property is a enclosed garden, with paved areas, gravelled beds.



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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