



Ellabank Road
Heanor



Property Description

****Charming Two-Bedroom Detached Bungalow - £160,000****

Perched proudly at the top of the hill, this delightful bungalow offers comfortable living on one level with well-proportioned rooms throughout. Compact yet spacious, it features a large lounge, a well-sized kitchen, a generous double bedroom, and a second large single room. The bathroom is currently adapted for accessibility with a walk-in bathtub.

With the potential to add off-street parking (subject to planning) and plenty of scope to add value, this home is a fantastic opportunity for those looking to make their mark.

Agent Note

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.











This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Hall & Benson on

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13 Market Street
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EPC Rating: D Council Tax
 Band: B

view this property online hallandbenson.co.uk/Property/HNR102838

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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