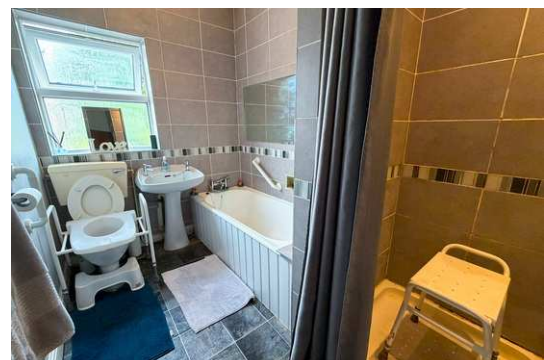


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**TAYLOR BROWN  
& SIMMS**

ESTATE AGENTS

**Ray Street, Heanor, Derbyshire , DE75 7GG**  
**£125,000**



**FEATURES:**

- TWO BEDROOMS
- MID TERRACE
- NO UPWARD CHAIN
- TWO RECEPTION ROOMS
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZED
- GOOD SIZED REAR GARDEN
- CLOSE TO LOCAL AMENITIES
- CLOSE TO BUS ROUTES
- UPSTAIRS BATHROOM

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

### Lounge

4.24 m x 3.69 m (13'11" x 12'1")

UPVC window and door to front aspect, feature fireplace, radiator, laminate flooring, stairs to first floor, door to dining room.

### Dining Room

3.69 m x 3.81 m (12'1" x 12'6")

UPVC window to rear aspect, radiator, laminate flooring, door to kitchen.

### Kitchen

3.80 m x 1.77 m (12'6" x 5'10")

UPVC windows to rear and side aspect, UPVC door to rear garden, fitted kitchen with base and wall units, sink unit, part tiled walls, cooker, extractor above, space for tall fridge freezer, cupboard housing the combi boiler, laminate flooring, radiator.

### First floor landing

Doors to bedrooms and bathroom,

storage cupboard.

### Bedroom One

4.12 m x 3.28 m (13'6" x 10'9")

UPVC window to front aspect, radiator.

### Bedroom Two

4.07 m x 2.92 m (13'4" x 9'7")

UPVC window to rear aspect, radiator.

### Bathroom

UPVC window to rear aspect, four piece suite comprising of shower cubicle, Panelled bath, WC and pedestal hand wash, part tiled walls, towel rail.

### Outside

To the rear of the property is a good sized garden with a large lawned area, patio area, mature shrubs and borders and galley way to the side with gated entrance.

GROUND FLOOR



### 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.