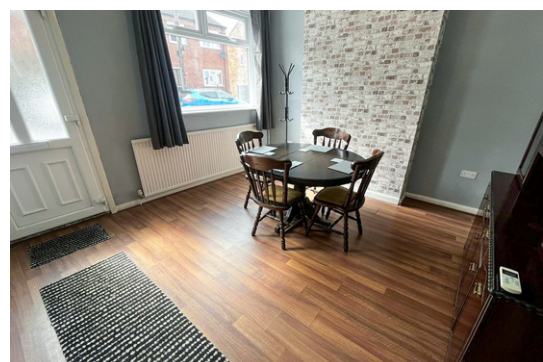


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**TAYLOR BROWN  
& SIMMS**

ESTATE AGENTS

**Loscoe Road, Heanor, DE75 7FG**  
**£122,500**



**FEATURES:**

- THREE BEDROOMS
- TWO RECEPTION ROOM
- NO UPWARD CHAIN
- GOOD SIZED GARDEN
- CLOSE TO TOWN CENTRE
- CLOSE TO TRANSPORT LINKS AND BUS ROUTES
- DOWNSTAIRS BATHROOM
- GAS CENTRAL HEATED
- IDEAL FOR THE FIRST TIME BUYER OR INVESTOR
- VIEWING ESSENTIAL

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

#### **Lounge**

4.00 m x 3.73 m (13'1" x 12'3")

UPVC window and door to front aspect, radiator, laminate flooring, door to inner hallway

#### **Inner hallway**

Stairs rising to the first floor, radiator, door to large under stairs storage / pantry cupboard with window to the side, door to dining room.

#### **Dining Room**

4.02 m x 4.06 m (13'2" x 13'4")

UPVC window to rear aspect, wall lights, laminate flooring, two radiators, door to kitchen.

#### **Kitchen**

3.92 m x 1.83 m (12'10" x 6'0")

UPVC window to side aspect, modern fitted kitchen with base and wall units, sink unit, part tiled walls, cooker, plumbing for washing machine, tiled flooring, radiator, door to rear hall.

#### **Rear Hall**

Tiled flooring, UPVC door to rear garden, radiator, door to bathroom.

#### **Bathroom**

UPVC window to side aspect, modern three piece suite comprising of panelled bath with shower above, WC and hand wash basin, tiled walls, tiled flooring, radiator.

#### **First floor landing**

Storage cupboard, doors to bedrooms.

#### **Bedroom One**

4.03 m x 3.98 m (13'3" x 13'1")

UPVC window to rear aspect, radiator.

#### **Bedroom Two**

3.74 m x 3.01 m (12'3" x 9'11")

UPVC window to front aspect, radiator, storage cupboard.

#### **Bedroom Three**

3.74 m x 1.85 m (12'3" x 6'1")

UPVC window to front aspect, radiator.

#### **Outside**

To the rear of the property is a paved patio area, brick built garden shed, lawned garden and being enclosed.



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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