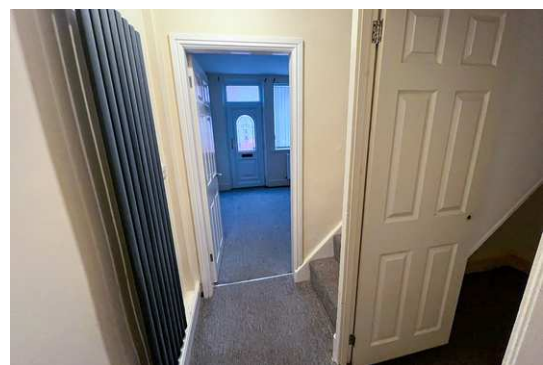


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**TAYLOR BROWN
& SIMMS**

ESTATE AGENTS

John Street, Heanor , DE75 7FT
£127,500



FEATURES:

- THREE BEDROOMS
- TWO RECEPTION ROOMS
- UPSTAIRS BATHROOM
- FITTED KITCHEN
- UPVC DOUBLE GLAZING
- NO UPWARD CHAIN
- CLOSE TO TOWN CENTRE
- CLOSE TO TRANSPORT LINKS
- IDEAL FOR FIRST TIME BUYER
- VIEWING ESSENTIAL

COUNCIL TAX BAND: A EPC RATING: D

Lounge

3.58 m x 3.58 m (11'9" x 11'9")

UPVC window and door to front, radiator, tv point, door to inner hallway.

Inner hallway

3.82 m x 3.56 m (12'6" x 11'8")

Stairs rising to the first floor, feature radiator, door to under stairs storage cupboard and dining room.

Dining Room

3.82 m x 3.56 m (12'6" x 11'8")

UPVC window to rear, radiator.

Kitchen

4.83 m x 1.85 m (15'10" x 6'1")

UPVC window and door to rear, modern fitted kitchen with base and wall units with roll top work surface, sink unit, part tiled walls, vinyl flooring, radiator, wall mounted boiler, integrated oven, hob and extractor above, space for fridge, plumbing for washing machine.

First Floor Landing

Doors to bedrooms and bathroom, radiator.

Bedroom

4.51 m x 3.52 m (14'10" x 11'7")

Two UPVC windows to front, radiator.

Bedroom

3.45 m x 2.12 m (11'4" x 6'11")

UPVC window to rear, radiator.

Bedroom

2.82 m x 2.82 m (9'3" x 9'3")

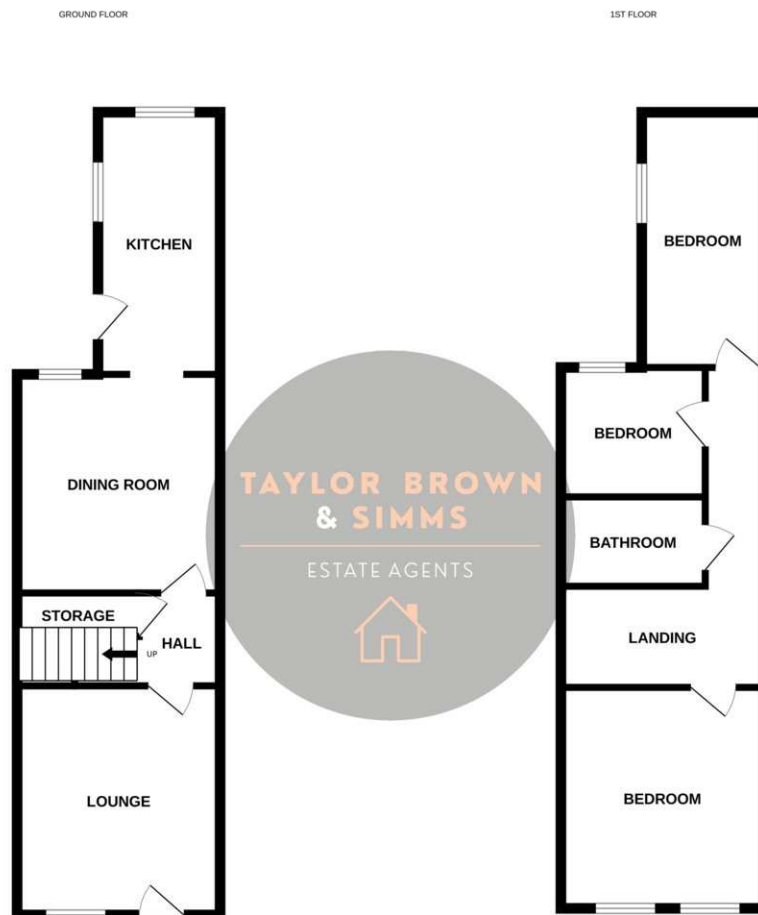
UPVC window to rear, radiator.

Bathroom

Three piece suite comprising of panelled bath with shower above, WC, pedestal hand wash basin, part tiled walls, towel rail, spot lighting.

Outside

To the rear is a paved area with steps rising to a lawned garden which is enclosed. There is also a gated access to the side of the property.



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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NOTICE TO PROSPECTIVE PURCHASERS

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