



## Two Bedroom Semi-Detached House, located in Heanor.

Asking Price Of  
£190,000

Find us on..



**M** | **MERRITT ESTATES**  
SALES, LETTINGS & PROPERTY MANAGEMENT



# 23 Avocet Close Heanor Derbyshire DE75 7UA



2



1



1



B



EPC

C



Merritt Estates are pleased to bring to the market this well-presented two-bedroom semi-detached property, ideally located in the popular town of Heanor, offering comfortable living space and excellent access to local amenities and transport links.

The accommodation begins with a welcoming entrance hall leading to a convenient downstairs WC, a valuable and practical feature. To the rear of the property is a spacious lounge, providing a bright and inviting setting for both relaxing and entertaining. The fitted kitchen is well arranged with ample storage and worktop space, perfectly suited to everyday living.

To the first floor are two well-proportioned bedrooms, both benefiting from good natural light. The family bathroom is centrally positioned and fitted with modern fixtures, including a shower over the bath.

Externally, the property boasts a large rear garden, ideal for outdoor dining, family enjoyment, or future landscaping potential. The property further benefits from driveway parking for multiple vehicles.

Situated close to local shops, schools, and transport links, this home represents an excellent opportunity for first-time buyers, downsizers, or investors alike.

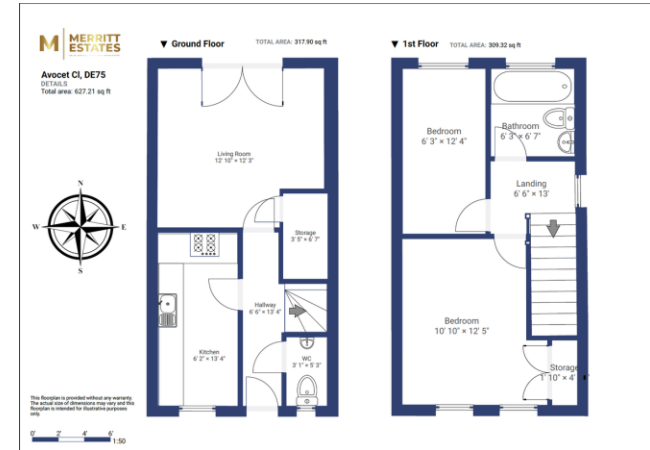
Early viewing is highly recommended.

These sales particulars have been prepared by Merritt Estates and produced in good faith on the instruction of the vendor. All measurements should be regarded as approximate.

It is a mandatory requirement for a Sales Agent to be part of a redress scheme. Merritt Estates have membership with The Property Ombudsman (a government approved redress scheme).

Purchaser information - Under the Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017 and the Proceeds of Crime Act 2002, Merritt Estates will require any successful purchasers to provide two forms of identification before the instruction of solicitors in the purchase of a property.

## FLOORPLAN



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

CONTACT

**Q106 The Quadrant, Nuart Road, Beeston,  
Nottingham, Nottinghamshire, NG9 2NH**

**E [info@merrittstates.com](mailto:info@merrittstates.com)**

**T 01156463924**

**[www.merrittstates.com](http://www.merrittstates.com)**