


2 Bed House - Semi-Detached

Price £200,000

 Egreaves Avenue, Loscoe, Heanor, DE75 7RS



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Spacious and well presented two bedroom semi detached property located in cul-de-sac position benefiting from ample off street parking and a converted attic room. In brief property comprises entrance hall, living room, kitchen and conservatory. To the first floor there is a landing giving access to two bedrooms and a family bathroom with the attic room situated to the second floor. Outside the property is set back from the road providing ample off street parking and gated access leading to the rear, The rear garden has a generous decking and seating area and there is a gate leading to an additional garden which is laid to lawn, garden shed. The property is sold freehold. council tax band A. Energy rating E. SOLD WITH NO UPWARD CHAIN.

Reception Hall

Entrance through a double glazed door to the front elevation, ceramic tiled floor, stairs to the first floor, central heating radiator, storage cupboard and doors to the living room and kitchen.

Kitchen 164'0" 26'2" x 29'6" 3'3" (50' 8" x 9' 1")



Fitted with a range of wall and base units. work surface with inset stainless steel sink and drainer with feature hot water tap. Range style cooker with extractor over, space and plumbing for washing machine, space for dishwasher, space for fridge freezer, ceramic tiled floor, central heating radiator, breakfast bar, uPVC double glazed windows to the front and side elevation and uPVC double glazed French doors leading to conservatory.



Conservatory 11' 5" x 8' 3" (3.35m 1.52m x 2.44m 0.91m)



With ceramic tiled floor, wall mounted electric heater and uPVC double glazed windows.

Sitting Room 13' 3" x 12' 2" (3.96m 0.91m x 3.66m 0.61m)



Wood effect flooring, central heating radiator, TV point, feature inset gas fire with surround and two uPVC double glazed windows to the rear elevation.

First Floor

Landing

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Bedroom One 12' 4" x 8' 9" (3.66m 1.22m x 2.44m 2.74m)



uPVC double glazed window to the rear elevation, central heating radiator, wood effect flooring and TV point.



Bedroom Two 11' 10" x 8' 11" (3.35m 3.05m x 2.44m 3.35m)



With carpet flooring, central heating radiator and a uPVC double glazed window to the rear elevation.

Main Bathroom



Three piece suite comprising panelled bath with shower over, glass shower screen, low level WC, wash basin, fully tiled walls, ceramic tiled floor and a uPVC double glazed obscure window.

Second Floor

Attic 12' 2" x 10' 8" (3.66m 0.61m x 3.05m 2.44m)



Useful storage and having wood effect flooring, fitted storage to eaves and a double glazed Velux window to the front elevation.



Outside



Outside the property is set back from the road providing ample off street parking and gated access leading to the rear, The rear garden has a generous decking and seating area and there is a gate leading to an additional garden which is laid to lawn, garden shed.



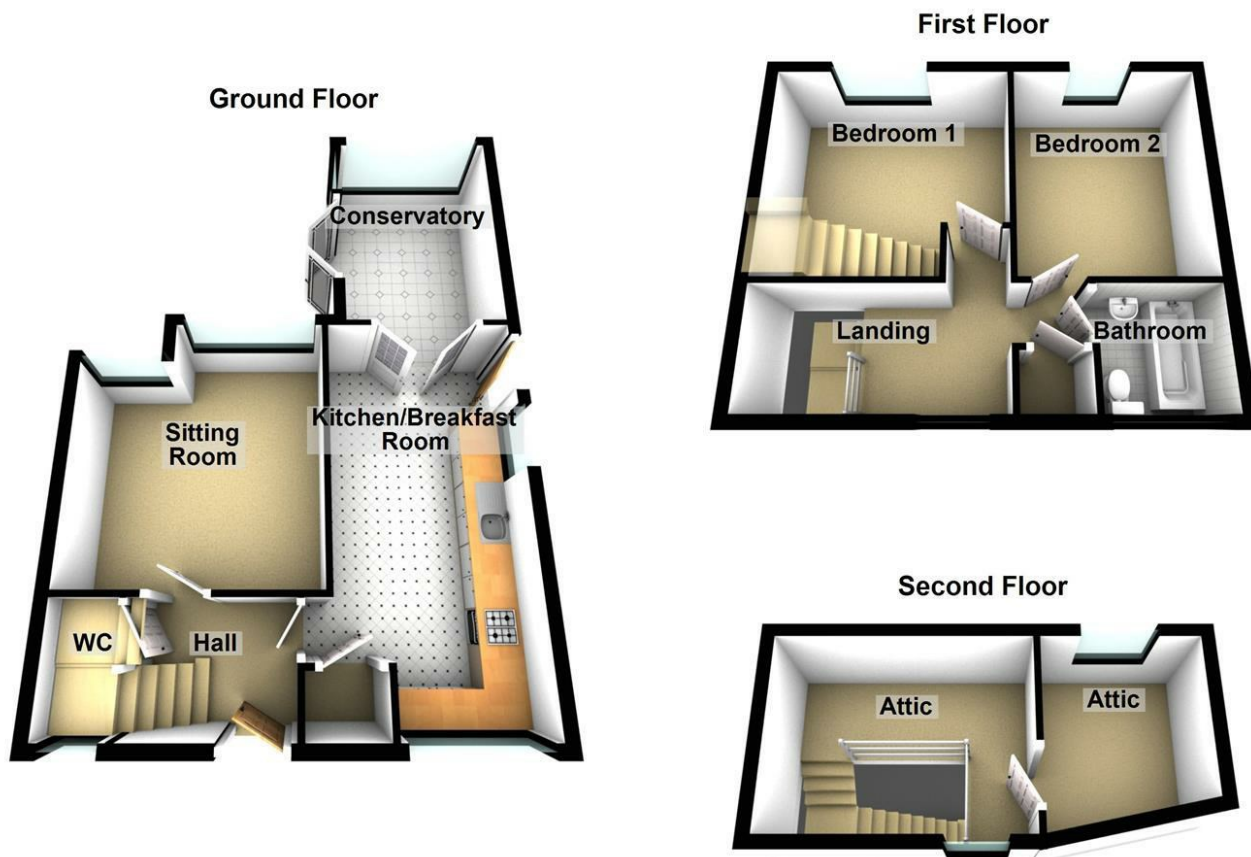
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| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (91-100) A | | | |
| (81-90) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | 63 |
| (21-38) F | | | 44 |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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