

**Heanor**

2 Marshall Street  
Heanor  
Derbyshire  
DE75 7AT

**TAYLOR BROWN  
& SIMMS**

ESTATE AGENTS

**Loscoe Grange, Loscoe, Heanor, Derbyshire, DE75 7JY**  
**Offers in region of £117,500**



Taylor Brown & Simms are pleased to offer for sale this Two double bedroom terrace property, ideal for investor or First time buyer. NO UPWARD CHAIN, larger than average rear garden. Briefly comprising of lounge, kitchen diner, to the first floor two bedrooms and bathroom.

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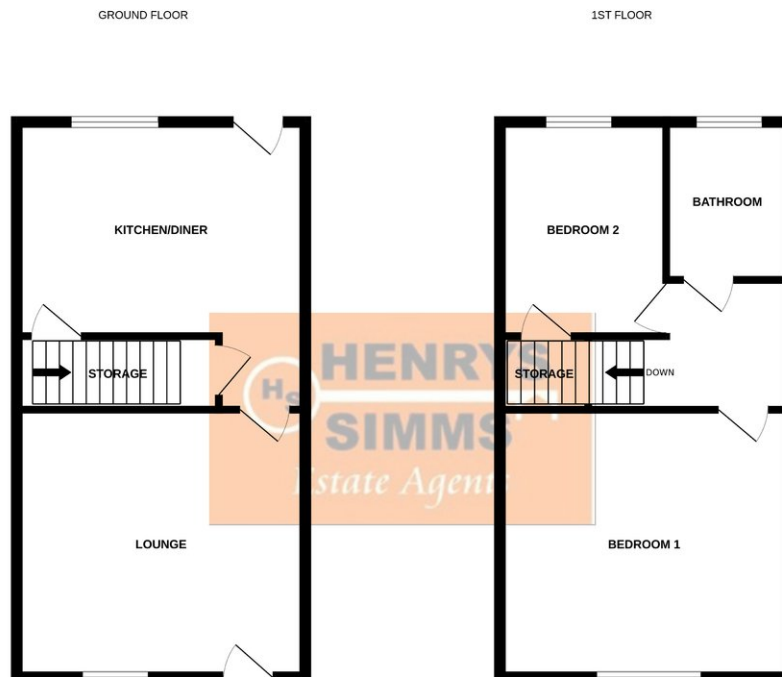
## Features

## EPC

- MID TERRACE
- TWO DOUBLE BEDROOMS
- UPSTAIRS BATHROOM
- KITCHEN DINER
- LARGER THAN AVERAGE REAR GARDEN
- UPVC DOUBLE GLAZING
- NO UPWARD CHAIN
- IDEAL FOR FIRST TIME BUYER
- ATTENTION INVESTORS
- VIEWING ESSENTIAL

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		91
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>	40	
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			

## Floorplan



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 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.  
Made with letroplan C1022

#### Lounge

3.59 m x 3.33 m (11'9" x 10'11")  
UPVC double glazed door and window to front aspect, modern efficient convector heater, laminate flooring, storage housing the meters, door to kitchen diner

#### Kitchen Diner

3.76 m x 3.58 m (12'4" x 11'9")  
UPVC double glazed door and window to rear aspect, modern efficient convector heater, base and wall units with roll top work surface, sink unit with drainer, integrated oven, hob and extractor, integrated fridge freezer, tiled flooring, under stairs storage cupboard, door to first floor.

#### First floor landing

Doors to bedrooms and bathroom, loft access point.

#### Bedroom One

3.69 m x 3.35 m (12'1" x 11'0")  
UPVC double glazed window to front aspect, modern efficient convector heater.

#### Bedroom Two

3.43 m x 3.25 m (11'3" x 10'8")  
UPVC double glazed window to rear aspect, modern efficient convector heater, over stairs storage cupboard, storage cupboard housing the boiler.

#### Bathroom

UPVC double glazed window to rear aspect, a modern three piece suite comprising of: panelled bath with shower above, WC, pedestal hand wash basin, part tiled walls, tiled flooring, electric towel rail.

#### Outside

To the rear of the property is a paved patio area, lawned garden, being enclosed via panelled fencing, and having a wooden garden shed.

#### Disclaimer

**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.