

2 Marshall Street
Heanor
Derbyshire
DE75 7AT
01773715790
info@taylorbrownandsimms.co.uk
https://taylorbrownandsimms.co.uk/

**TAYLOR BROWN
& SIMMS**

ESTATE AGENTS

**Ray Street, Heanor, DE75 7GG
£115,000**



FEATURES:

- TWO DOUBLE BEDROOMS
- TERRACE PROPERTY
- NEW FITTED FLOORING
- ENCLOSED REAR GARDEN
- TWO RECEPTION ROOMS
- MODERN FITTED KITCHEN
- MODERN FITTED BATHROOM
- NEW BOILER
- CLOSE TO LOCAL AMENITIES
- CLOSE TO TOWN CENTRE

COUNCIL TAX BAND: A EPC RATING: D

Lounge

3.62 m x 3.16 m (11'11" x 10'4")
UPVC door and window to front aspect, storage cupboard housing the meters, radiator, door to dining room.

Dining Room

3.67 m x 2.43 m (12'0" x 8'0")
UPVC window to rear aspect, door to kitchen and door to first floor.

Kitchen

3.88 m x 1.63 m (12'9" x 5'4")
UPVC door and window to rear aspect, a modern fitted kitchen comprising of base and wall units with roll top work surface, part tiled walls, sink unit, integrated oven, hob and extractor above, vinyl flooring, plumbing for washing machine, door to bathroom.

Bathroom

UPVC double glazed window to rear aspect, a modern three piece suite comprising of panelled bath

with shower above and shower curtain, pedestal hand wash basin, WC, part tiled walls, vinyl flooring.

First Floor Landing
doors to bedrooms.

Bedroom

4.57 m x 3.17 m (15'0" x 10'5")
UPVC double glazed window to front aspect, radiator.

Bedroom

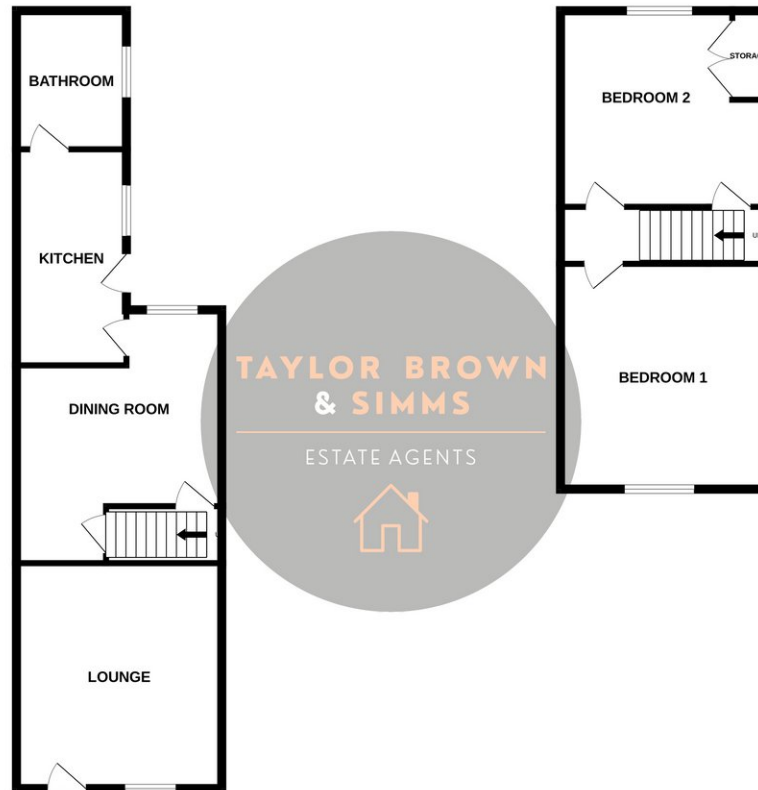
4.57 m x 3.17 m (15'0" x 10'5")
UPVC double glazed window to rear aspect, radiator, storage cupboard housing the boiler, over stairs storage cupboard.

Outside

To the front of the property is a picket fencing and gate.
To the rear of the property is lawned garden, patio area and being enclosed via panelled fencing with side gated access.

GROUND FLOOR

1ST FLOOR



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.
Made with Metropix ©2023

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.