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**TAYLOR BROWN
& SIMMS**

ESTATE AGENTS

Ray Street, Heanor, Derbyshire , DE75 7GF
£109,950



FEATURES:

- TWO BEDROOMS
- TWO RECEPTION ROOMS
- CLOSE TO LOCAL AMENITIES
- NO UPWARD CHAIN
- REAR GARDEN
- CLOSE TO TOWN CENTRE
- UPSTAIRS BATHROOM
- IDEAL FOR INVESTOR
- IN NEED OF SOME UPDATING
- UPVC DOUBLE GLAZING

COUNCIL TAX BAND: A EPC RATING: F

Lounge

4.14 m x 3.39 m (13'7" x 11'1")

UPVC window and door to front, fireplace, electric heater, door to dining area.

Dining area

3.85 m x 4.27 m (12'8" x 14'0")

UPVC french doors to rear aspect, electric heater, opening to kitchen area, under stairs storage, door to first floor.

Kitchen area

2.28 m x 1.65 m (7'6" x 5'5")

UPVC window to rear, fitted kitchen with base and wall units, integrated oven, hob, plumbing for washing machine, space for fridge. door to rear.

First floor landing

Doors to bedrooms and bathroom.

Bedroom One

3.72 m x 4.16 m (12'2" x 13'8")

UPVC window to front, electric heater.

Bedroom Two

3.81 m x 3.18 m (12'6" x 10'5")

UPVC window to rear aspect, electric heater.

Bathroom

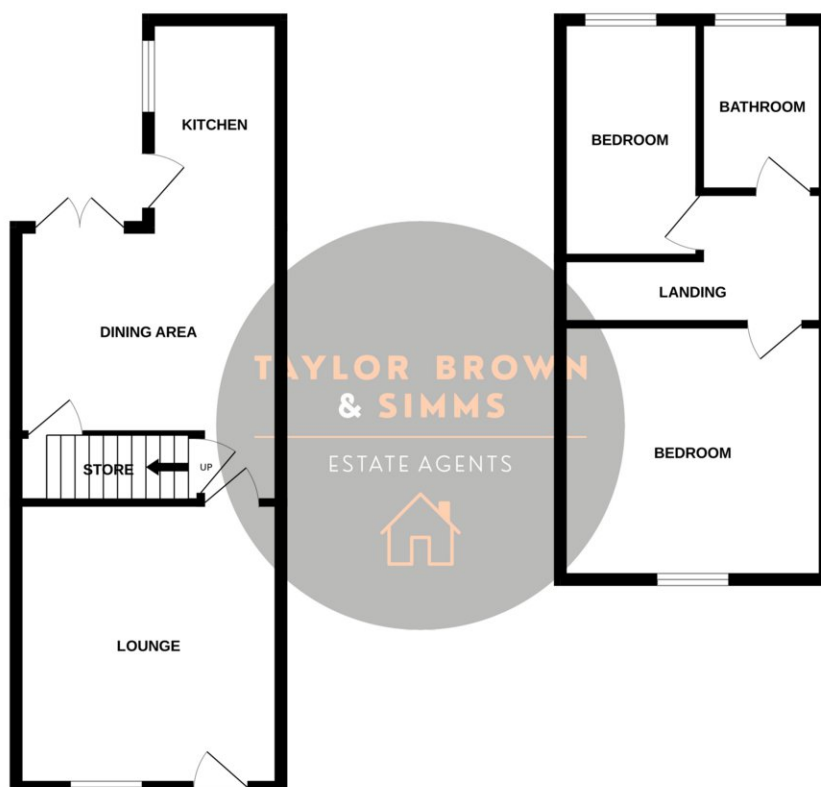
UPVC window rear, three piece suite comprising of WC, pedestal hand wash basin, panelled bath with shower above, storage cupboard housing the water tank.

Outside

To the rear of the property is a paved area, lawned garden, being enclosed via panelled fencing and walling.

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.
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