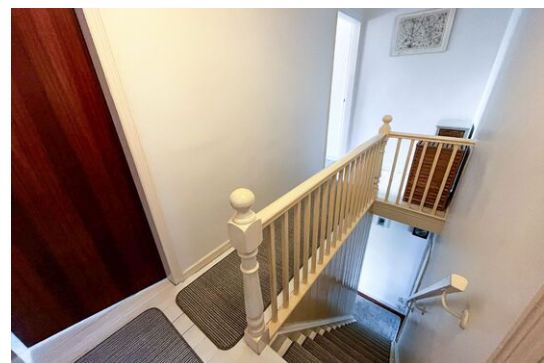
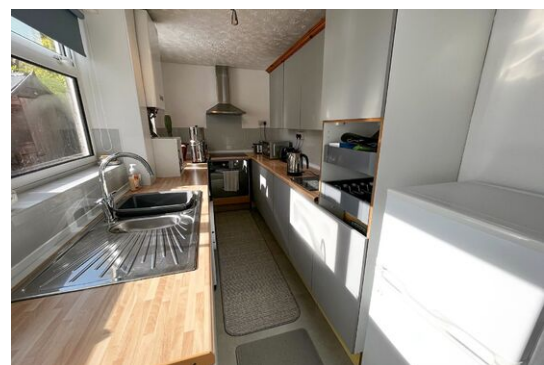
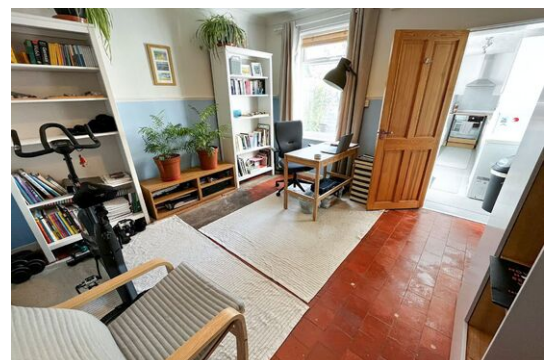
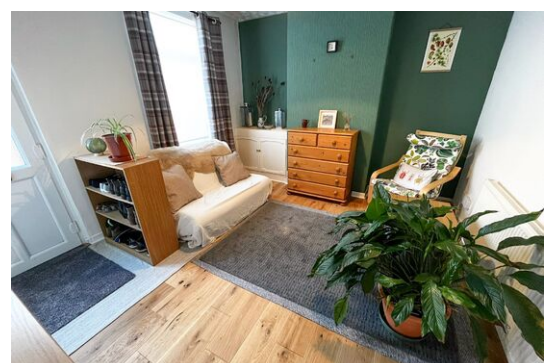


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**TAYLOR BROWN
& SIMMS**

ESTATE AGENTS

Marshall Street, Heanor, Derbyshire , DE75 7AT £135,000



FEATURES:

- TWO BEDROOMS
- MID TERRACE
- TWO RECEPTION ROOMS
- TWO RECEPTION ROOMS
- REAR ENCLOSED PRIVATE GARDEN
- SOUGHT AFTER LOCATION
- CLOSE TO LOCAL AMENITIES AND TRANSPORT LINKS
- NO UPWARD CHAIN
- SOUGHT AFTER LOCATION
- VIEWING ESSENTIAL

COUNCIL TAX BAND: A EPC RATING: B

Lounge

4.27 m x 3.51 m (14'0" x 11'6")
UPVC window and door to front, radiator, wood flooring, door to inner hall.

Inner Hall

Stairs rising to the first floor, under stairs storage, opening to dining room.

Dining room

3.98 m x 3.82 m (13'1" x 12'6")
UPVC window to rear, radiator, tiled flooring, door to kitchen.

Kitchen

5.02 m x 1.79 m (16'6" x 5'10")
UPVC window and door to rear, base and wall units with roll top work surface, sink unit, part tiled walls, integrated oven, hob and extractor above, plumbing for washing machine, space for fridge, tiled flooring, radiator.

First floor landing

Doors to bedrooms and bathroom, loft access point, radiator.

Bedroom One

3.94 m x 3.54 m (12'11" x 11'7")
UPVC window to front, radiator.

Bedroom Two

3.79 m x 3.45 m (12'5" x 11'4")
UPVC window to rear, radiator.

Bathroom

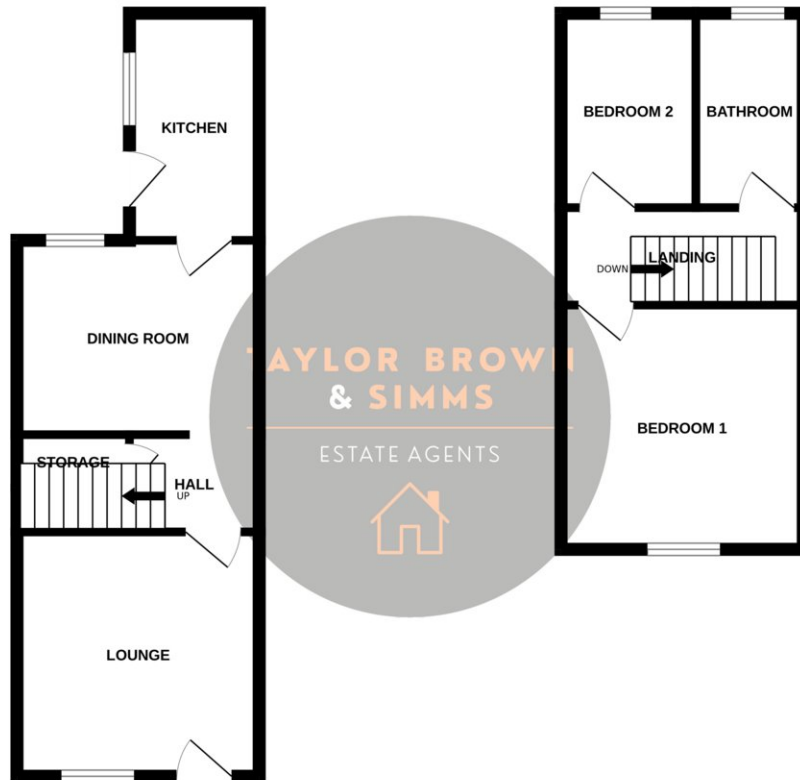
UPVC window to rear, three piece modern suite comprising of panelled bath with shower above, WC, pedestal hand wash basin, UPVC panelling, radiator.

Outside

To the rear is a lovely tranquil garden having a lawned garden with mature shrubs and borders, being enclosed via panelled fencing.

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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