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**TAYLOR BROWN
& SIMMS**

ESTATE AGENTS

Gregg Avenue, Heanor, Derbyshire , DE75 7QA Offers in region of £200,000



FEATURES:

- TWO BEDROOMS
- DETACHED BUNGALOW
- GREAT LOCATION
- CUL DE SAC LOCATION
- GAS CENTRAL HEATING
- NO UPWARD CHAIN
- UPVC DOUBLE GLAZING
- LOW MAINTENANCE GARDEN
- VIEWING ESSENTIAL
- OFF STREET PARKING AND GARAGE

COUNCIL TAX BAND: B EPC RATING: D

Kitchen

4.57 m x 2.54 m (15'0" x 8'4")

UPVC window and door to side aspect and UPVC window to front, range of base and wall units with work surface, sink unit, part tiled walls, radiator, vinyl flooring, free standing oven, storage cupboards, door to inner hallway

Inner hallway

Doors to all rooms

Lounge

5.16 m x 3.14 m (16'11" x 10'4")

UPVC window to front aspect, feature fireplace, radiator.

Bedroom

3.82 m x 3.14 m (12'6" x 10'4")

UPVC window to rear, radiator,

fitted wardrobes.

Bedroom

2.40 m x 2.56 m (7'10" x 8'5")

UPVC window to rear, radiator.

Bathroom

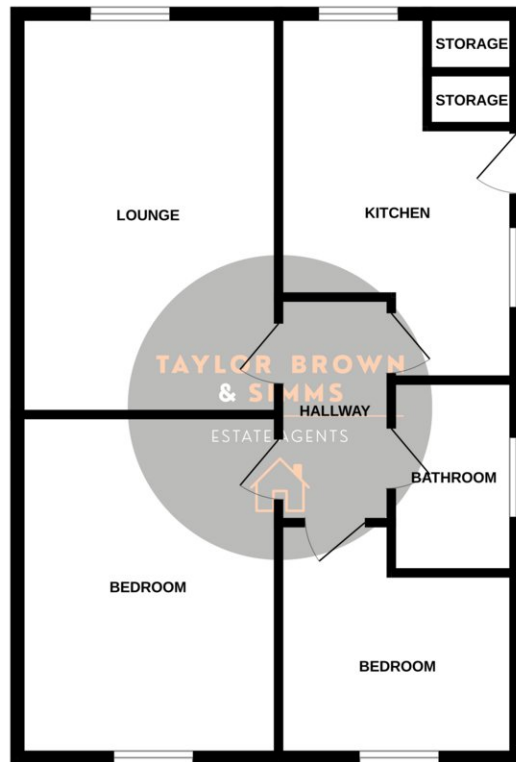
UPVC window to side, three piece suite comprising of shower cubicle, WC, sink unit, vinyl flooring, radiator.

Outside

To the front is a lawned garden with mature shrubs and borders, driveway to the side providing ample off street parking, leading to detached garage.

To the rear of the property is low maintenance garden, with paved area, shrubs and being enclosed.

GROUND 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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