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**TAYLOR BROWN
& SIMMS**

ESTATE AGENTS

The Meadows, Heanor, Derbyshire , DE75 7EP **£185,000**



FEATURES:

- THREE BEDROOMS
- MODERN KITCHEN DINER
- DOWNSTAIRS WC
- OFF STREET PARKING FOR TWO CARS
- GOOD SIZED REAR GARDEN
- NO UPWARD CHAIN
- CLOSE TO TOWN CENTRE
- CLOSE TO TRANSPORT LINKS
- IDEAL FOR FIRST TIME BUYER
- VIEWING ESSENTIAL

COUNCIL TAX BAND: A EPC RATING: C

Entrance Hallway

Stairs rising to the first floor, UPVC door to rear garden, under stairs storage cupboard, doors to WC, lounge and kitchen diner.

Lounge

4.28 m x 2.70 m (14'1" x 8'10")
UPVC window to front aspect, radiator.

Kitchen Diner

4.21 m x 2.98 m (13'10" x 9'9")
UPVC window to rear aspect, modern kitchen comprising of base and wall units with roll top work surface, sink unit, part tiled walls, cooker, plumbing for washing machine, radiator, vinyl flooring, wall mounted boiler.

Downstairs WC

UPVC window to rear aspect, two piece suite comprising of WC, hand wash basin.

First floor landing

doors to bedrooms and bathroom, loft access point.

Bedroom One

4.65 m x 3.15 m (15'3" x 10'4")
UPVC window to rear aspect, radiator.

Bedroom Two

3.44 m x 3.04 m (11'3" x 10'0")
UPVC window to front aspect, radiator.

Bedroom Three

3.77 m x 2.49 m (12'4" x 8'2")
UPVC window to front aspect, radiator, over stairs storage cupboard.

Bathroom

UPVC window to rear aspect, three piece suite comprising of shower cubicle, WC and pedestal hand wash basin, part tiled walls, radiator.

Outside

To the front of the property is off street parking for two cars.
To the rear of the property is a paved area, lawned garden and 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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