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**TAYLOR BROWN
& SIMMS**

ESTATE AGENTS

Longlands Villas Ambergate , DE56 2GQ £220,000



FEATURES:

- THREE BEDROOMS
- TWO RECEPTION ROOMS
- UPSTAIRS BATHROOM
- VIEWS TO THE FRONT OVER AMBERGATE AND THE RIVER DERWENT
- SEMI DETACHED
- NO UPWARD CHAIN
- FRONT AND REAR GARDENS
- GARAGE AND DRIVEWAY
- MUST BE VIEWED
- MUCH SOUGHT AFTER LOCATION



COUNCIL TAX BAND: B EPC RATING: D

Entrance Hallway
Stairs rising to the first floor,
radiator, door to dining room.

Dining Room
3.58 m x 3.42 m (11'9" x 11'3")
UPVC window to rear aspect,
radiator, fireplace, Opening into
lounge, door to kitchen, radiator.

Lounge
3.40 m x 3.40 m (11'2" x 11'2")
UPVC patio doors to front aspect,
radiator, fireplace.

Kitchen
4.27 m x 2.49 m (14'0" x 8'2")
UPVC windows to rear aspect,
fitted kitchen with base and wall
units with roll top work surface,
sink unit, part tiled walls,
integrated oven, hob and extractor
above, wall mounted boiler, under
stairs storage cupboard.

First floor landing
Doors to bedrooms and bathroom,
radiator, loft access point.

Bedroom One
4.53 m x 3.35 m (14'10" x 11'0")

UPVC window to rear, radiator.

Bedroom Two
4.32 m x 2.48 m (14'2" x 8'2")
UPVC window to front, radiator, loft
access.

Bedroom Three
2.20 m x 2.46 m (7'3" x 8'1")
UPVC window to rear.

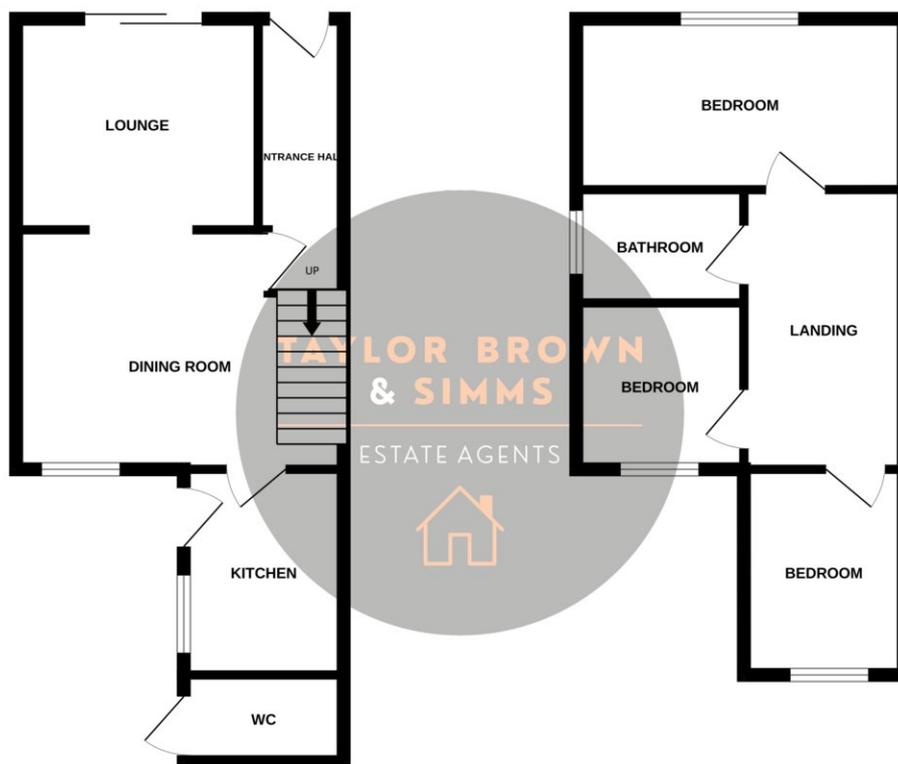
Bathroom
UPVC window to side aspect, three
piece suite comprising of panelled
bath with shower above and
shower screen, WC, pedestal hand
wash basin, part tiled walls,
radiator.

Outside
To the front of the property is a
lawned garden, shrubs and borders,
with views over Ambergate and the
River Derwent.

To the rear of the property is a off
street parking space leading to a
single garage with pathway leading
to a lawned garden, shrubs and
borders, greenhouse, wooden shed,
outbuilding which has a WC.

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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