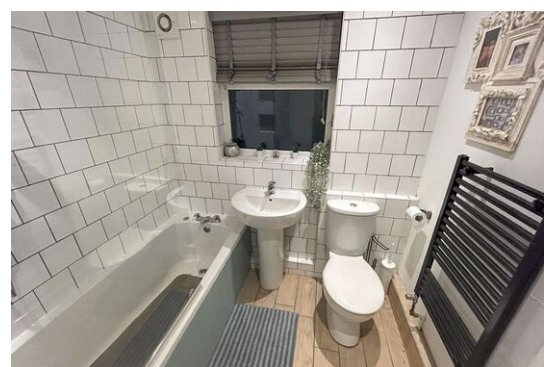
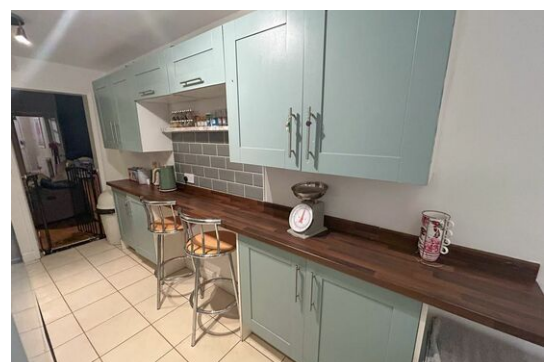


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**TAYLOR BROWN
& SIMMS**

ESTATE AGENTS

Holbrook Street Heanor , DE75 7AY Offers Over £155,000



FEATURES:

- THREE BEDROOMS
- SPACIOUS ACCOMMODATION
- FAMILY HOME
- LARGE GARDEN
- UTILITY ROOM
- MODERN KITCHEN AND BATHROOM
- UPVC DOUBLE GLAZING
- EXCELLENT DECORATIVE ORDER
- CLOSE TO LOCAL AMENITIES
- VIEWING IS ESSENTIAL

COUNCIL TAX BAND: A EPC RATING: E

Description

SPACIOUS Three bedroom mid terrace family home. Presented in **EXCELLENT** decorative order. Briefly comprising of Two reception rooms, Utility area, Modern fitted kitchen and bathroom. **LARGE** garden. **VIEWING IS ESSENTIAL**

Dining Room

4.00 m x 3.46 m (13'1" x 11'4")
UPVC double glazed window to front aspect, wood flooring, door to front, tv point, radiator, door to inner hallway

Inner Hallway

Door to lounge, stairs rising to the first floor, wood flooring, door to utility room.

Utility Room

3.04 m x 1.28 m (10'0" x 4'2")
Base and wall units with roll top work surface, space for drier.

Lounge

3.72 m x 3.87 m (12'2" x 12'8")
UPVC double glazed window to rear aspect, wood flooring, feature fireplace with inset shelves and storage, radiator, tv point, door to kitchen.

Kitchen

5.35 m x 1.91 m (17'7" x 6'3")
UPVC double glazed window to rear aspect, door to rear. Modern fitted kitchen comprising of base and wall units with roll top work surface, sink unit with drainer, oven, part tiled walls, breakfast bar area, space for tall fridge freezer (fridge freezer is open to negotiations) plumbing for washing machine, radiator, door to bathroom.

UPVC double glazed window to rear aspect, a modern fitted bathroom suite comprising of : panelled bath with shower above and shower screen, low level WC, pedestal hand wash basin, heated towel rail, part tiled walls, tiled flooring.

First Floor Landing

Doors to bedrooms, loft access point.

Bedroom One

3.81 m x 3.94 m (12'6" x 12'11")
UPVC double glazed window to rear aspect, wardrobes, radiator.

Bedroom Two

3.47 m x 3.05 m (11'5" x 10'0")
UPVC double glazed window to front aspect, radiator.

Bedroom Three

3.54 m x 1.84 m (11'7" x 6'0")
UPVC double glazed window to front aspect, radiator.

Outside

To the rear of the property is a large garden, with areas including lawned area, patio seating areas, being enclosed via hedging and fencing. Outbuilding and brick built storage shed.

Disclaimer

NOTICE TO PROSPECTIVE PURCHASERS

Please note that the information contained within this brochure is understood to be correct and accurate to the best of Taylor Brown & Simms Estate Agents knowledge. However, the information and measurements

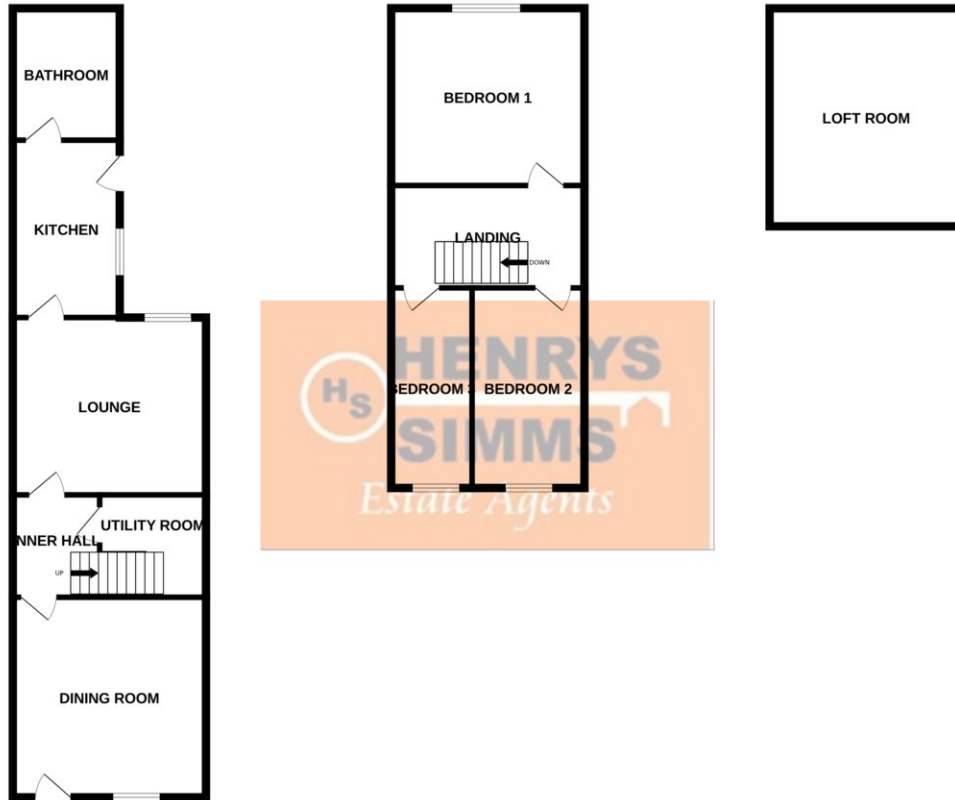
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GROUND FLOOR

1ST FLOOR

2ND 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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