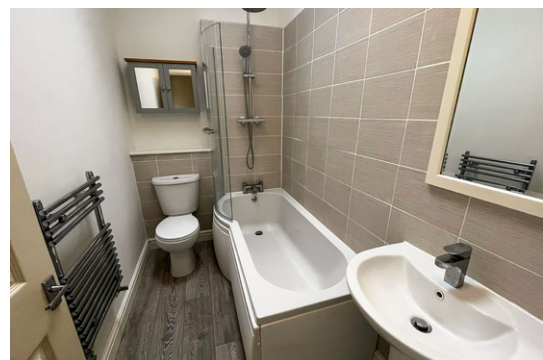


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**TAYLOR BROWN  
& SIMMS**

ESTATE AGENTS

**Ray Street, Heanor, Derbyshire , DE75 7GL**  
**Offers Over £135,000**



**FEATURES:**

- THREE BEDROOMS
- TWO RECEPTION ROOMS
- UPSTAIRS BATHROOM WITH VELUX WINDOW
- REAR GARDEN
- UTILITY ROOM
- NO UPWARD CHAIN
- GREAT LOCATION CLOSE TO TOWN CENTRE
- FRESHLY DECORATED THROUGHOUT
- VIEWING ESSENTIAL
- IDEAL FOR FIRST TIME BUYER

**COUNCIL TAX BAND: A EPC RATING: C**

#### Lounge

3.80 m x 4.34 m (12'6" x 14'3")

UPVC window and door to front, radiator, storage cupboard housing the meter cupboard, laminate flooring, door to dining room.

#### Dining Room

4.46 m x 3.87 m (14'8" x 12'8")

UPVC window to rear, under stairs storage cupboard, radiator, laminate flooring, door to first floor, door to kitchen.

#### Kitchen

2.77 m x 1.74 m (9'1" x 5'9")

UPVC window to side aspect, modern fitted kitchen comprising of base and wall units with roll top work surface, sink unit, part tiled walls, space for fridge, integrated oven, hob and extractor above, laminate door to rear garden and door to utility.

#### Utility Room

UPVC window to rear, base units with work top, plumbing for washing machine, space for drier, wall mounted boiler, part tiled walls, laminate flooring.

#### First floor landing

Doors to bedrooms and bathroom.

#### Bedroom One

3.87 m x 3.38 m (12'8" x 11'1")

UPVC window to front aspect, radiator, storage cupboard.

#### Bedroom Two

3.78 m x 2.75 m (12'5" x 9'0")

UPVC window to rear, radiator, fitted drawers, over stairs storage cupboard.

#### Bedroom Three

3.85 m x 1.92 m (12'8" x 6'4")

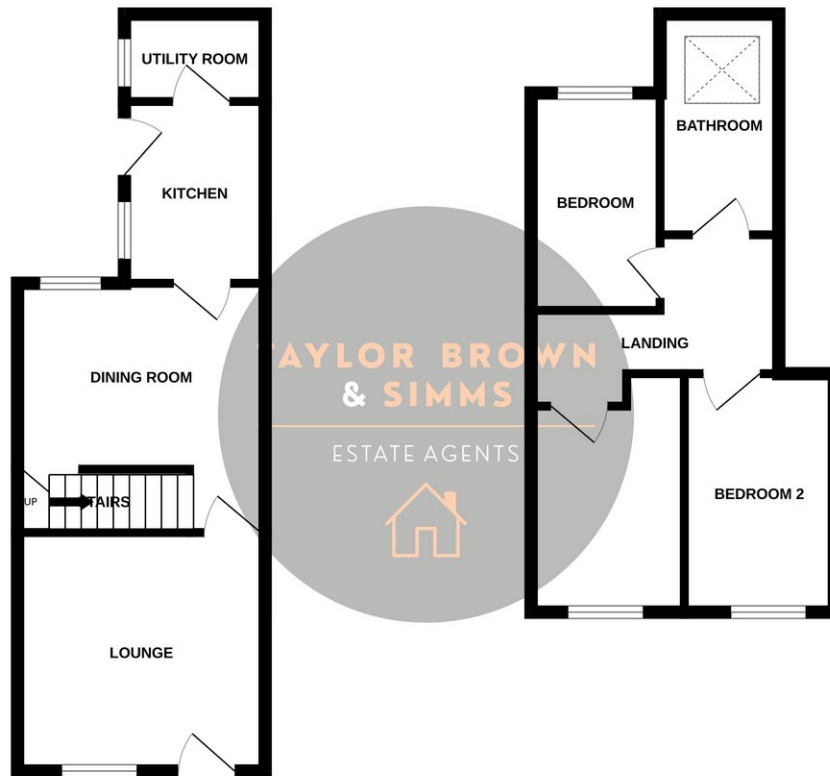
UPVC window to front, radiator, storage cupboard.

#### Bathroom

Velux window, three piece suite comprising of P shaped bath with shower above and shower screen, part tiled walls, towel rail, laminate flooring.

#### Outside

To the rear is a enclosed garden, lawned area, patio area, being enclosed via panelled fencing.



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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