

HoldenCopley

PREPARE TO BE MOVED

Derby Road, Heanor, Derbyshire DE75 7QG

Guide Price £70,000 - £80,000

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NO UPWARD CHAIN...

This two bedroom terraced property is coming to the market with no upward chain and is being sold to the market as seen, ideal for any investors or first time buyers looking to put their own stamp on a property! Situated close to a range of local amenities such as shops, eateries and excellent transport links into Nottingham and Derby. To the ground floor of the property is a living room, a kitchen and a three piece bathroom suite, to the first floor are two double bedrooms. The property also benefits from having a cellar which has been split into storage and a separate utility area. Outside to the front of the property is the availability for on street parking, to the rear is a mature garden.

MUST BE VIEWED



- Terraced Home
- Two Double Bedrooms
- Spacious Living Room
- Plenty Of Storage
- Three Piece Bathroom Suite
- On Street Parking
- Mature Rear Garden
- Close To Local Amenities
- No Upward Chain
- Must Be Viewed

GROUND FLOOR

Living Room
11'1" x 14'5" (3.4 x 4.4)
The living room has carpeted flooring, a radiator, a TV point, a UPVC double glazed window to the front elevation and a UPVC door to provide access into the property

Bathroom
9'2" x 4'7" (2.8 x 1.4)
The bathroom has tiled flooring, a low level flush WC, a pedestal wash basin with stainless steel mixer taps, a panelled bath with a wall mounted shower fixture, fully tiled walls, a heated towel rail and a UPVC double glazed obscure window to the rear elevation

Kitchen
11'5" x 6'2" (3.5 x 1.9)
The kitchen has a range of fitted base and wall units with fitted wooden countertops, a stainless steel circular sink with a drainer and mixer taps, space for a freestanding cooker, partially tiled walls and a UPVC double glazed window to the rear elevation

BASEMENT LEVEL

Utility Room
8'2" x 12'5" (2.5 x 3.8)
The utility space has a radiator, lighting, electrical points and a UPVC double glazed window to the rear elevation

Storage
10'5" x 11'1" (3.2 x 3.4)
This space provides ample storage for the property

FIRST FLOOR

Landing
The landing has carpeted flooring and provides access to the first floor accommodation

Bedroom One
11'1" x 11'9" (3.4 x 3.6)
The main bedroom has carpeted flooring, a radiator, a range of fitted wardrobes and cupboards, loft access, a TV point and a UPVC double glazed window to the rear elevation

Bedroom Two
9'10" x 11'5" (3.0 x 3.5)
The second bedroom has carpeted flooring, a radiator, an in-built cupboard and a UPVC double glazed window to the front elevation


OUTSIDE


Front
To the front of the property is the availability for on street parking

Rear
To the rear of the property is a private mature garden with panelled fencing

DISCLAIMER
Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	62	92
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
		

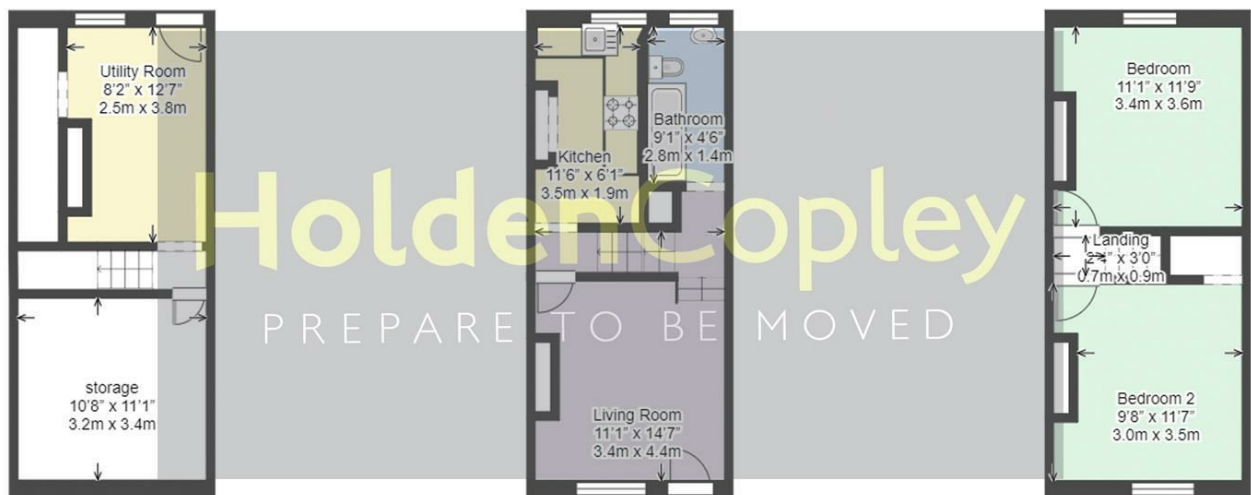
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales		EU Directive 2002/91/EC
		



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Image



Approx. Gross Internal Area of the B1:
272.54 Sq Ft - 25.32 Sq M
Approx. Gross Internal Area of the Entire Property
824.62 Sq Ft - 76.61 Sq M

Approx. Gross Internal Area of the Ground floor:
275.13 Sq Ft - 25.56 Sq M
Approx. Gross Internal Area of the Entire Property
824.62 Sq Ft - 76.61 Sq M

Approx. Gross Internal Area of the 1st floor:
276.96 Sq Ft - 25.73 Sq M
Approx. Gross Internal Area of the Entire Property:
824.62 Sq Ft - 76.61 Sq M

All sizes and areas are approximate and for identification only.
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