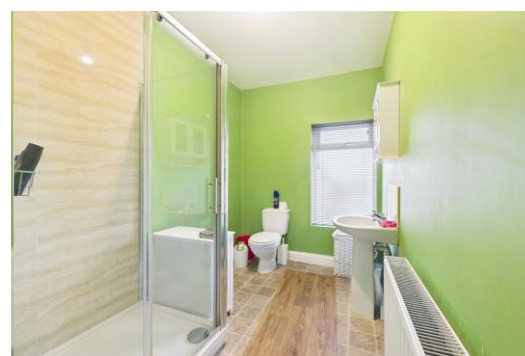


whitegates



Ray Street, Heanor, DE75



2



1



2



EPC

D

Asking Price: £115,000

Freehold



Ray Street, Heanor, DE75 7GE

2 bedrooms
1 bathrooms
2 reception rooms

Asking Price: £115,000

- TWO BEDROOMS
- IDEAL FIRST TIME BUY
- TWO RECEPTION ROOMS
- BEAUTIFUL GOOD SIZED REAR GARDEN
- SPACIOUS THROUGHOUT
- CLOSE TO LOCAL SCHOOLS, SHOPS, AMENITIES AND TRANSPORT LINKS

Council Tax Band: A

SPACIOUS TWO BEDROOM TERRACED HOME

Whitegates are delighted to bring to market this well presented two bedroom home, making an ideal choice for first time buyers.

Situated in the popular town of Heanor, the property is conveniently located close to local schools, shops, amenities and transport links!

Briefly comprising: Living room, dining room, kitchen, WC, two bedrooms, bathroom and a good sized rear garden.

PRICED TO SELL - VIEWINGS ARE HIGHLY RECOMMENDED!

The Details

Ground Floor

Living Room



Fitted carpet, radiator and uPVC double glazed window and door to front elevation.

Dining Room

Fitted carpet, radiator, understairs storage room and uPVC double glazed window to rear elevation.

Kitchen

Fitted carpet, radiator, fitted wall and base units, space for fridge freezer, plumbing for washing machine, oven and hob with extractor fan, sink and drainer and uPVC double glazed window and door to side elevation leading to rear.

WC

Vinyl flooring, radiator, WC and uPVC double glazed window to rear elevation.

First Floor

Landing

Fitted carpet.

Bedroom One

Fitted carpet, radiator and uPVC double glazed window to rear elevation.

Bedroom Two



Fitted carpet, radiator, boiler and uPVC double glazed window to front elevation.

Bathroom

Vinyl flooring, radiator, shower cubicle, hand wash basin, WC, loft access and uPVC double glazed window to front elevation.

Outside

The property is set back from the road with gated access and a small courtyard area to the front.

There is also a shared gate to the side with access to the rear.

To the rear is a well maintained, good sized garden with a patio area and a large artificial grass area with a greenhouse and further space to the top of the garden.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

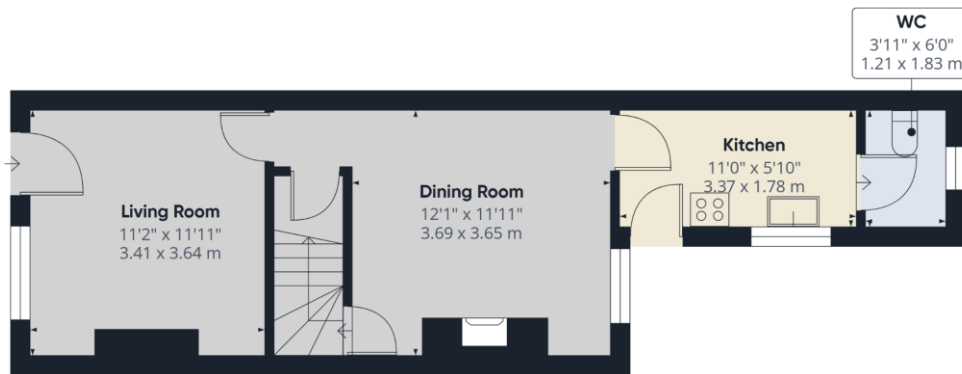




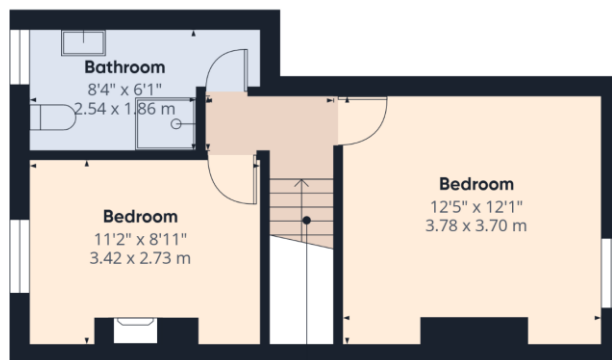








Ground Floor



Floor 1

Approximate total area⁽¹⁾
719 ft²
66.7 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

