whitegates

Park Street, Heanor, DE75

2 | 1 | 2 | EPC D

Offers Over: £107,500

Freehold

Park Street,
Heanor, DE75 7FJ

2 bedrooms
1 bathrooms
2 reception rooms

Offers Over: £107,500

- NO UPWARD CHAIN
- TWO DOUBLE BEDROOMS
- TWO RECEPTION ROOMS
- CLOSE TO LOCAL SCHOOLS, SHOPS, AMENITIES AND TRANSPORT LINKS
- IDEAL INVESTMENT OPPORTUNITY

Council Tax Band: A

ATTENTION FIRST TIME BUYERS AND INVESTORS Whitegates are delighted to bring to market this two double bedroom terrace property ideally located close to local schools, shops, amenities and transport links. In brief this property has TWO reception rooms, kitchen, two DOUBLE bedrooms, bathroom and fully enclosed rear garden.

With NO UPWARD CHAIN this property is ideal for you to move straight into and make your home!

The Details

Ground Floor

Living Room

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

Hallway

Fitted carpet and stairs to first floor.

Dining Room

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

Kitchen

Vinyl flooring, fitted wall and base units, part tiled splashbacks, fitted oven, fitted hob, fitted sink and

drainer, part glazed uPVC door to side leading to rear garden and uPVC double glazed window to side elevation.

Bathroom

Vinyl flooring, part tiled splashbacks, WC, pedestal sink, radiator and uPVC double glazed window to side elevation.

First Floor

Bedroom 1

Fitted carpet, over stairs storage cupboard with loft access, radiator and uPVC double glazed window to front elevation.

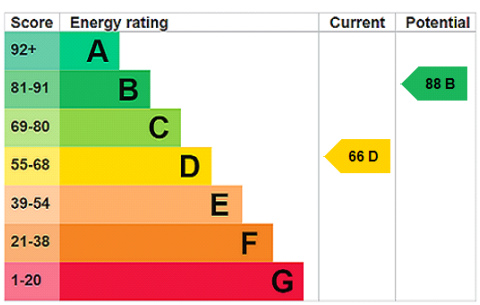
Bedroom 2

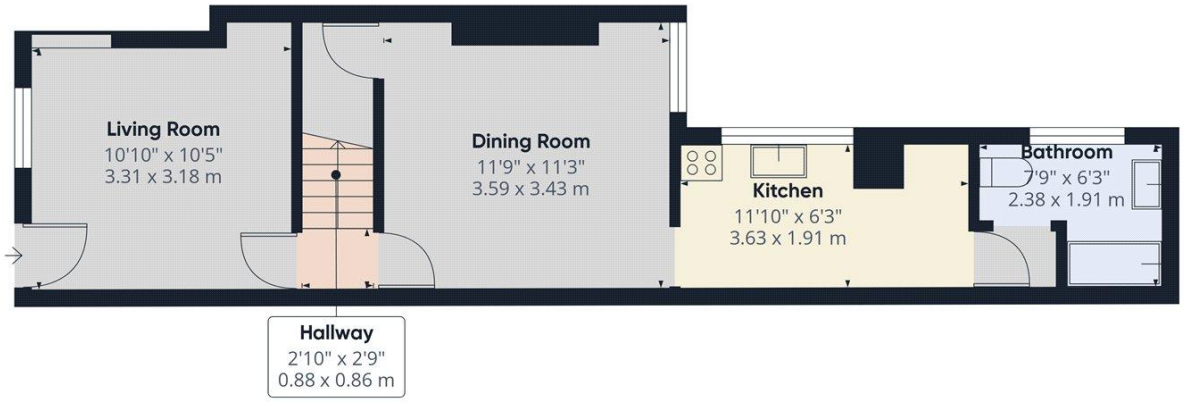
Fitted carpet, radiator, fitted storage with boiler and uPVC double glazed window to rear elevation.

Outside

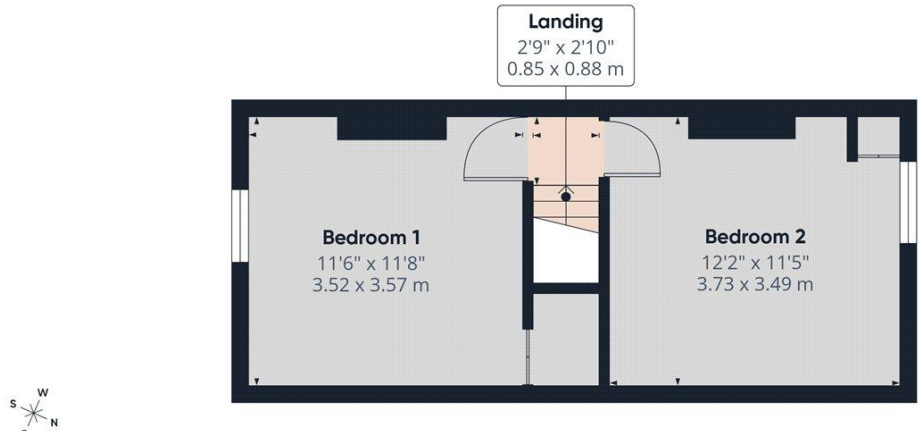
The property is set back from the road with a brick wall to its front borders.

The rear garden is fully enclosed with patio, artificial lawn area and benefits from a wooden shed.


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



Ground Floor



Floor 1

Approximate total area(1)

692 ft²

64.3 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.

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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 are 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.

The Property Ombudsman