

Laceyfields Road, Heanor, Derbyshire.

£116,000 Freehold

FOR SALE



DP DERBYSHIRE
PROPERTIES
- SALES & LETTINGS -

PROPERTY DESCRIPTION

A beautifully appointed modern Coach House located within walking distance of Heanor Town Centre, all local amenities, the leisure Centre and within easy reach of Derby, Nottingham and connection to the M1.

Accommodation comprises an Entrance Hall, Lounge, newly fitted Kitchen, a Double Bedroom and a Bathroom with modern white three piece suite. The property has UPVC double glazing and gas central heating by way of a Combination Boiler.

Outside there is a paved, low maintenance rear garden which has an enclosed surround. In addition an allocated parking area provides parking for two cars.

The house is offered with vacant possession and no chain and an internal inspection is strongly recommended to appreciated decor and presentation throughout.

An ideal purchase for a First Time Buyer, single person or couple.

FEATURES

- Modern Coach House
- Accommodation Over Two Floors
- Entrance Hall
- Lounge And One Double Bedroom
- Newly Fitted Modern Kitchen
- Bathroom With Three Piece White Suite
- Rear Enclosed Patio/Courtyard
- Drive To Rear For Two Cars
- Offered With No Chain/Vacant Possession
- Ideal For First Time Buyers



ROOM DESCRIPTIONS

Entrance Hallway

Having a UPVC double glazed entrance door, a tile effect floor, a central heating radiator and stairs lead off to the first floor. There is an stairs area which provides excellent storage space.

Bathroom

8'3 x 5'6 (2.51m x 1.69m)

Appointed with a three piece modern white suite comprising a panelled bath with electric shower over and a glass shower screen, a low flush WC and a pedestal wash hand basin with full tiling to the walls. There is an extractor fan, electric shaver point, a chrome heated towel rail and a fitted mirror. Having a UPVC double glazed window with frosted glass to the rear.

First Floor

Lounge

12'4 x 11'6 (3.78m x 3.51m)

Having a wood grain effect floor, a central heating radiator and two UPVC double glazed windows to the front and rear elevation. An over stairs cupboard provides excellent storage space and houses the combination boiler (serving domestic hot water and central heating system).

Kitchen

7'8 x 7'0 (2.34m x 2.14m)

Comprehensively fitted with a modern kitchen comprising base cupboards, drawers and eye level units with a complementary wood grain effect roll top work surface over incorporating a stainless steel sink/ drainer unit with mixer tap over. There is tiling to the splash back areas and integrated appliances include an electric oven, a gas hob and extractor fan with light. There is space for refrigerator and plumbing for an automatic washing machine. Having a UPVC double glazed window to the rear elevation

Bedroom

9'5 x 7'6 (2.88m x 2.31m)

Having a wood grain effect floor, a central heating radiator and a UPVC double glazed window to the side elevation. There is an over stairs cupboard/wardrobe which provides excellent hanging and storage space.

Outside

To the rear of the property there is an enclosed garden which has a fenced surround and is mainly paved with a gate providing access.

Parking is available to the rear for two cars on an allocated driveway.

Council Tax

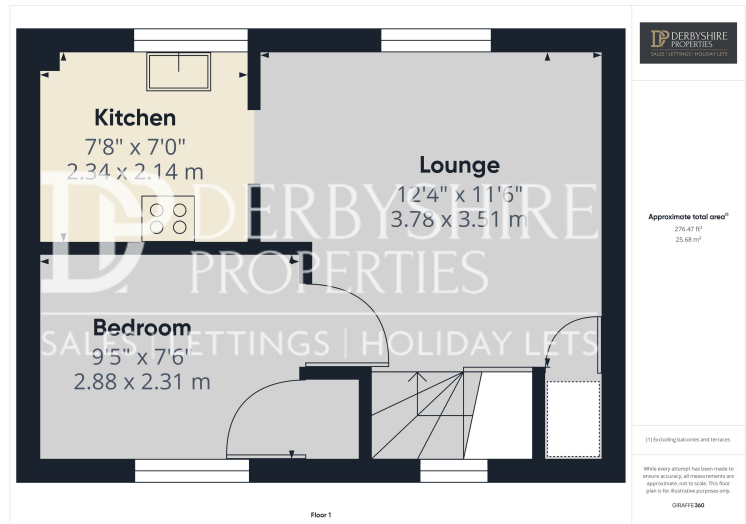
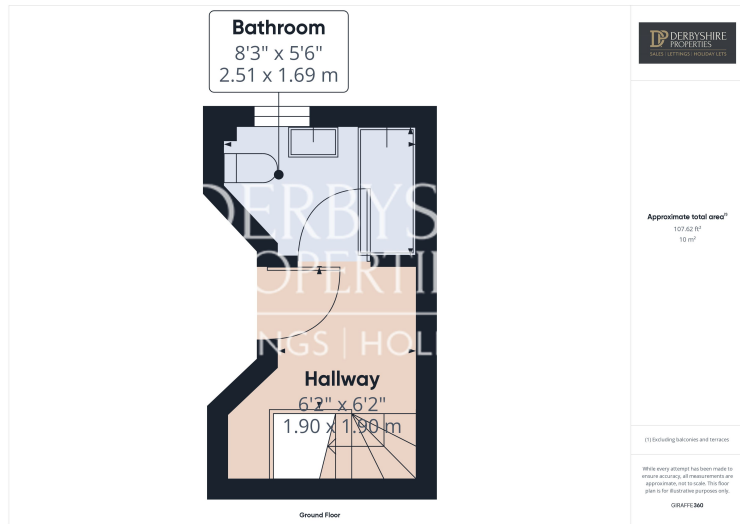
We understand that the property currently falls within council tax band A, with Amber Valley Borough Council. However, we would recommend any prospective purchasers make their own enquiries with the local authority.

Disclaimer

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- 2: These particulars do not constitute part or all of an offer or contract.
- 3: The measurements indicated are supplied for guidance only and as such must be considered incorrect.
- 4: Potential buyers are advised to recheck the measurements before committing to any expense.
- 5: Derbyshire Properties have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
- 6: Derbyshire Properties have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



FLOORPLAN & EPC



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		88
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	