

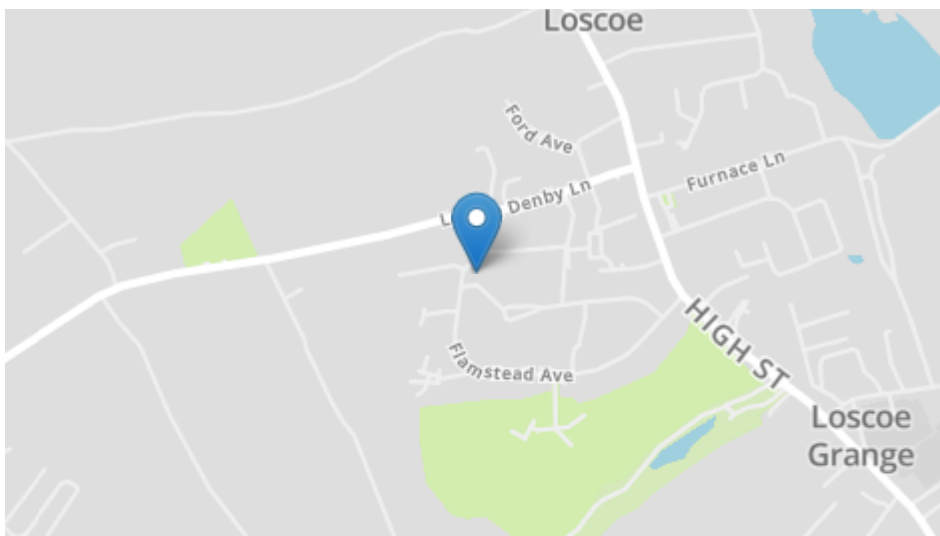
Flamstead Avenue, Loscoe, Heanor, DE75 7RP

£170,000



Flamstead Avenue, Loscoe, Heanor, DE75 7RP

£170,000



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		83
	EU Directive 2002/91/EC	



- Semi Detached House
- 2 Double Bedrooms
- Lounge
- Spacious Dining Kitchen
- Downstairs WC
- Driveway
- Low Maintenance Rear Garden
- Favoured School Catchment

Our Seller says....

want to view?
 Call us on 0115 938 5577
 Our lines are open 8am - 8pm
 7 Days a week
 or email
 mail@watsons-residential.co.uk
 Ref - 28238222

Important note to buyers: As the selling agents for the property described in this brochure we have taken all reasonable steps to ensure our property particulars are fair, accurate, reliable and reproduced in good faith however they do not form part of any offer or contract and do not constitute representations of fact. If you become aware that any information provided to you is inaccurate please contact our office as soon as possible so we can make the necessary amendments. All measurements are provided as a general guide and floor plans are for illustration purposes only. Appliances, equipment and services in the property have not been tested by us and we recommend all prospective buyers instruct their own service reports or surveys prior to exchanging contracts.



40 Main Street, Kimberley, NG16 2LY
 www.watsons-residential.co.uk

0115 938 5577
 8am-8pm - 7days



*** LIVING YOUR BEST LIFE IN LOSCOE! *** This charming 2 bedroom semi detached home will appeal to a wide variety of buyers such as first time buyers and those who may be looking to downsize or even buy to let investors. Located in a quiet residential area convenient for Heanor and the A610, the property boasts a living room, kitchen/dining room, two generous bedrooms, private off-road parking and a garden to rear. Call us now to book your viewing!

Ground Floor

Porch

Brick and uPVC double glazed construction, composite entrance door to the front and door to the entrance hall.

Entrance Hall

UPVC double glazed entrance door to the front, doors to the kitchen, lounge, and downstairs wc. Radiator and stairs to the first floor.

Lounge

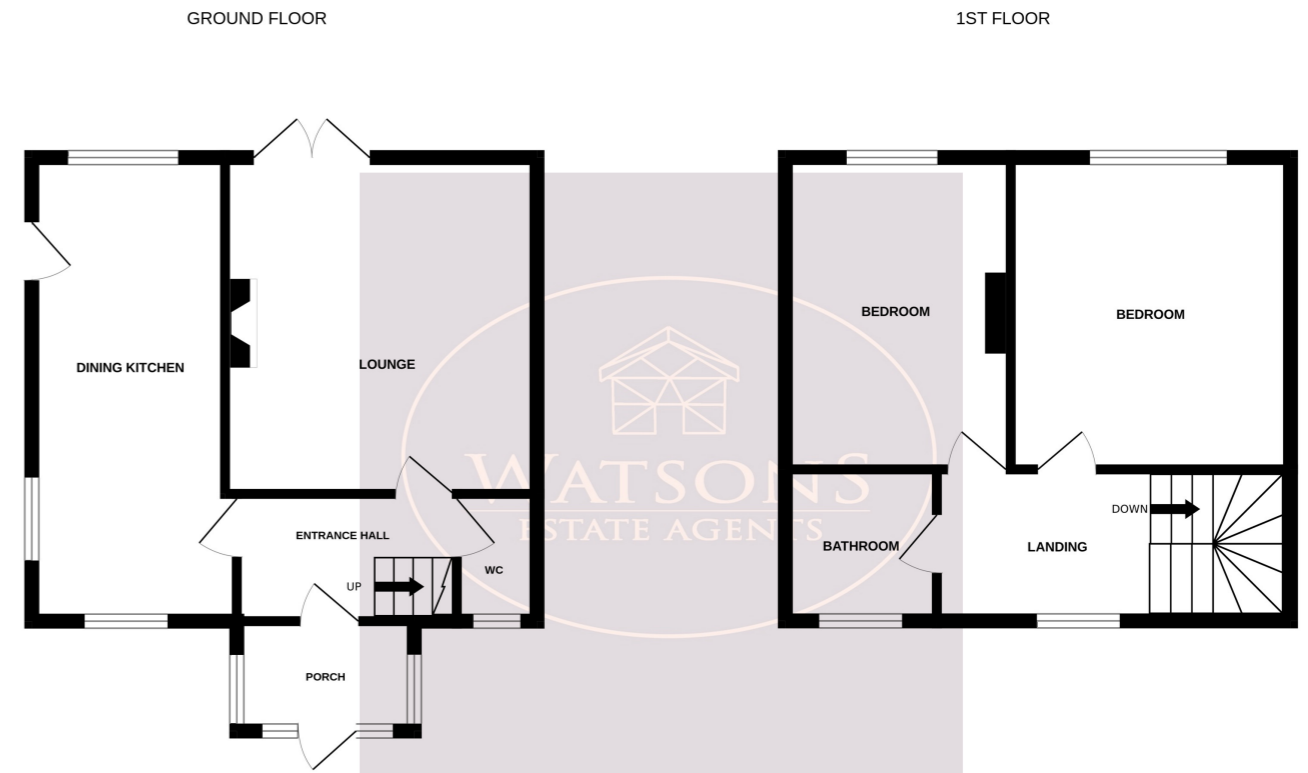
4.07m x 3.77m (13' 4" x 12' 4") UPVC double glazed French doors to the rear garden, radiator and feature fireplace with electric fire.

Dining Kitchen

5.59m x 2.34m (18' 4" x 7' 8") A range of matching wall & base units with worksurfaces incorporating an inset 1.5 bowl stainless steel sink and drainer unit. Integrated appliances including electric oven and gas hob with extractor over. Tiled floor, radiator, plumbing for washing machine, space for fridge freezer and dishwasher. UPVC double glazed door to the side and 3 uPVC double glazed windows to the front, side and rear.

WC

WC and obscured uPVC double glazed window to the front.



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.
Made with Metropix ©2024

First Floor

Landing

UPVC double glazed window to the front, doors to both bedrooms and the bathroom.

Bedroom 1

3.81m x 3.35m (12' 6" x 11' 0") UPVC double glazed window to the rear, ceiling spotlights and radiator.

Bedroom 2

3.78m x 2.69m (12' 5" x 8' 10") UPVC double glazed window to the rear, ceiling spotlights and radiator.

Bathroom

White 2 piece suite comprising vanity sink unit and fitted bath with electric shower over. Chrome heated towel rail, ceiling spotlights, fully tiled walls and obscured uPVC double glazed window to the front.

Outside

To the front of the property is a tarmac driveway with space for multiple vehicles, enclosed by hedges and timber fencing. The low maintenance side and rear gardens comprise timber decking and gravelled areas with a range of plants and trees. The rear garden is enclosed by timber fencing and hedges to the perimeter with gated access to the side.