



Loscoe Grange, Loscoe Heanor DE75 7JZ

welcome to

Loscoe Grange, Loscoe Heanor

- TWO DOUBLE BEDROOMS
- MID TERRACED HOME
- UPSTAIRS SHOWER ROOM
- WOOD BURNING STOVE
- LARGE EXPANSIVE REAR GARDENS

Tenure: Freehold EPC Rating: D

Council Tax Band: A

offers over

£125,000

Dining Room

11' 1" max x 9' 3" max (3.38m max x 2.82m max)

Lounge

12' 10" max x 11' max (3.91m max x 3.35m max)

Kitchen

12' 4" max x 6' 3" max (3.76m max x 1.91m max)

Bedroom One

12' 9" max x 11' 1" max (3.89m max x 3.38m max)

Bedroom Two

10' 11" max x 9' 1" max (3.33m max x 2.77m max)

Shower Room

Agent Note

Please note that an AML fee is chargeable once an offer has been accepted to cover the cost of carrying our identity and anti-money laundering checks



view this property online williamhbrown.co.uk/Property/KBY110216



Property Ref:

KBY110216 - 0004

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 is 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. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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