



Southside, Wharncliffe Road, Ilkeston, DE7 5GF
Guide Price £90,000-£100,000 Leasehold


MARTIN&CO

Southside, Wharncliffe Road, Ilkeston

1 Bedroom, 1 Bathroom

Guide Price £90,000-£100,000

- Superb, One Bedroom First Floor Apartment
- Spacious Interior
- Town Centre Location
- Ideal Investment Opportunity/FTB
- Modern Finish Throught
- Town Centre Location
- Leasehold

Deceptively Spacious One Double Bedroom Apartment Located In Ilkeston Town Centre - Modern Interior - Allocated Parking!



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	63 D	63 D
39-54	E		
21-38	F		
1-20	G		



OPEN PLAN LIVING/KITCHEN/DINING AREA 23' 0" x 19' 1" (7.01m x 5.82m) The spacious open plan living area has a fitted kitchen offering a range of fitted high and low level units with a rolled edge worktop over incorporating a stainless steel sink and drainer, splash back tiling, integrated appliances and wood effect floor covering. The living/dining area has a fitted carpet, two windows a fitted ceiling spotlight.

Nottingham and Derby. The property is ideal for investors; with tenants in situ or can be sold with vacant possession.

BEDROOM 18' 9" x 11' 3" (5.72m x 3.43m) Spacious double room offering a fitted carpet, wall mounted electric panel heater, internal window and fitted ceiling spotlights.

BATHROOM With a fitted suite comprising of a panelled bath with shower over, low flush w.c., pedestal wash hand basin, part wall tiling, wood effect floor covering and fitted ceiling spotlight.

The property is centrally located in the town centre of Ilkeston with an array of amenities on the doorstep. It's strategic position offers easy access to both







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