



42 Andrew Avenue, Ilkeston, DE7 5DZ

£120,000

RENSHAW ESTATES are Excited to offer this THREE BED TERRACED * Modern Kitchen * RECENTLY DECORATED * Refitted Bathroom * UPVC Double Glazed * LOW MAINTENANCE GARDEN * Ideal First Buy or BTL * WELL PRESENTED THROUGHOUT * Virtual Video Tour available *



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LOUNGE 3.3M X 3.3M (10'10" X 10'10")

Double glazed Composite door, UPVC double glazed window, radiator, feature fireplace.

DINING ROOM 3.6M X 3.3M (11'10" X 10'10")

UPVC double glazed window, radiator, feature fireplace, under stairs storage cupboard, stairs to first floor.

KITCHEN 4.1M X 1.9M (13'5" X 6'3")

UPVC double glazed door and two windows, wall and base units with roll edge worktops, tiled splash backs, 1½ drainer stainless sink, 5 ring gas hob, electric oven, stainless extractor hood.

FIRST FLOOR LANDING

Stairs to second floor.

BEDROOM 3.3M X 3.3M (10'10" X 10'10")

UPVC double glazed window, radiator, feature fireplace.

BEDROOM 2.6M X 2.4M (8'6" X 7'10")

UPVC double glazed window, radiator, storage cupboard.

BATHROOM 2.4M X 1.9M (7'10" X 6'3")

UPVC double glazed window, radiator, 'P' shaped panelled bath with shower over, close coupled W.C., pedestal wash basin, part tiled walls, tiled flooring, storage cupboard.

SECOND FLOOR

BEDROOM 4.7M X 3.2M (15'5" X 10'6")

Double glazed Velux window, storage cupboard.

OUTSIDE

Rear: Enclosed low maintenance slabbed and block paved garden with

timber decking and shed.

EPC INFORMATION

Energy Efficiency Rating = D

CURRENT COUNCIL TAX BAND

A

MORTGAGE & SOLICITORS

We have you covered with everything under one roof.

Please get in touch to discuss how we can help with your mortgage and your conveyancing with our recommended solicitors.

ANTI MONEY LAUNDERING

In order for us to comply with current regulations, we will require evidence of identification for any prospective purchaser. We ask for your prompt co-operation so as not to delay the negotiation or sales process.

TENANT IN SITU

The property is currently tenanted and achieves £625pcm. However, the property will be Vacant in November.

CONFLICT OF INTEREST

Please note the seller of this property is a family member of an employee of Renshaw Estates and there will be no conflict of interest.

ADDITIONAL INFORMATION

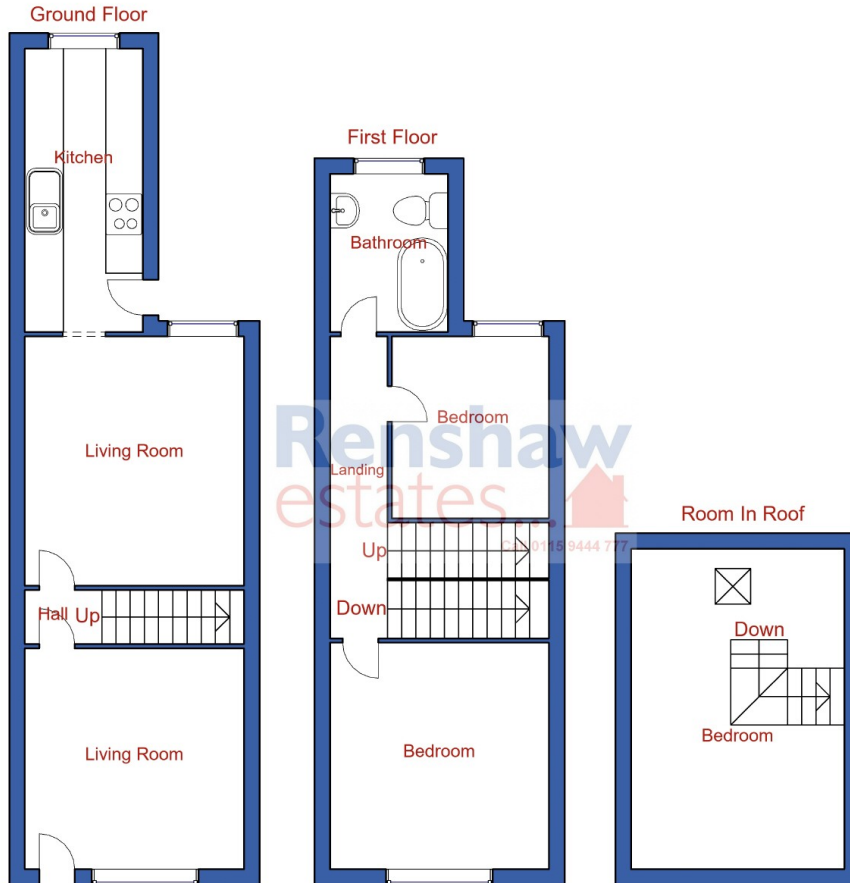
These particulars do not constitute any part of the offer or contract. Measurements are approx. Mentioned appliances and services to be included in the sale have not been tested by ourselves and we recommend that all interested parties satisfy themselves as to the condition and working order prior to purchasing. None of the statements contained in these details or floor plan are to be relied on as statements or representations of fact and any intending purchaser must satisfy themselves by inspection or otherwise

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to the correctness of each of the statements contained in these particulars. The vendor does not make or give, neither do Renshaw Estates nor any person in their employment have any authority to make or give, any representation or warranty whatsoever in relation to this property.

We are members of the Property Redress Scheme: www.theprs.co.uk





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is given on the total square footage of the property if quoted on this plan.
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