



40 Queens Avenue, Ilkeston, DE7 4DL

Offers over £250,000

RENSHAW ESTATES are Proud to offer this EXTENDED & FULLY RENOVATED Two Bed DETACHED BUNGALOW * Large Drive & Detached Garage * NEWLY INSTALLED KITCHEN * New Bathroom * LANDSCAPED REAR GARDEN * No Upward Chain * VIRTUAL TOUR AVAILABLE *



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ENTRANCE HALL

UPVC double glazed door, radiator, loft access, ceiling spotlights.

BEDROOM 3.6M X 3.6M (11'10" X 11'10")

UPVC double glazed window, radiator.

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

UPVC double glazed window, radiator.

BATHROOM 3.3M X 3M (10'10" X 9'10")

Panelled bath with mixer shower taps, walk in shower with dual rainfall shower over, vanity unit with his and hers wash basins, WC, part tiled walls, tiled flooring, ceiling spotlights, chrome heated towel rail.

LIVING KITCHEN

LOUNGE DINER AREA 7.2M X 3M (23'7" X 9'10")

UPVC double glazed French doors and windows, radiator, opening into...

BREAKFAST KITCHEN AREA 4.4M X 3.6M (14'5" X 11'10")

UPVC double glazed door and window, panelled radiator, wall and base units with worktops, upstands, electric oven, hob and extractor, 1½ drainer sink, ceiling spotlights, utility cupboard housing the Ideal combination boiler, space and plumbing for washing machine and worktop over.

OUTSIDE

Front: Gravelled garden and block paved driveway leading to rear.

Rear: Landscaped garden laid to lawn with block paved and slabbed patio areas, mature tree and shrubs and driveway leading to...

DETACHED GARAGE 5M X 2.5M (16'5" X 8'2")

Up and over door, side door and two UPVC double glazed windows, power and light.

EPC INFORMATION

Energy Efficiency Rating = D

CURRENT COUNCIL TAX BAND TBC

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.

ADDITIONAL INFORMATION

These particulars do not constitute any part of the offer or contract. All measurements are approximate. Any mentioned appliances and services to be included in the sale have not been tested by ourselves and accordingly 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 particulars 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 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.

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

