



11 Portland Road, Ilkeston, DE7 8NF

**Offers over £150,000**

RENSHAW ESTATES are excited to offer this TWO BEDROOM + LOFT ROOM SEMI DETACHED \*  
Generous Garden with Large Brick Built Shed & Office \* MODERN KITCHEN \* OFF ROAD PARKING \*  
Well Presented Throughout \* CLOSE TO BUS ROUTES & AMENITIES \*



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## ENTRANCE HALL

UPVC double glazed door, radiator, stairs to first floor.

## LOUNGE DINER 7.2M X 3.7M max (23'7" X 12'2" max)

UPVC double glazed bay window, feature fireplace with electric fire, radiator, UPVC double glazed French Doors.

## KITCHEN 3.2M X 2M (10'6" X 6'7")

UPVC double glazed window, range of high gloss wall & base units with worktops & matching upstands, integrated fridge freezer; microwave & dishwasher, double electric oven, gas hob, contemporary extractor hood, ceiling spotlights.

## LANDING

UPVC double glazed window, access to loft room via pull down ladders.

## BEDROOM 3.4M X 3.3M (11'2" X 10'10")

UPVC double glazed window, radiator, fitted wardrobes with sliding mirrored doors, storage cupboard with UPVC double glazed window.

## BEDROOM 3.2M X 2.6M (10'6" X 8'6")

UPVC double glazed window, range of fitted wardrobes.

## BATHROOM 2.2M X 1.9M (7'3" X 6'3")

UPVC double glazed window, radiator, panelled bath with shower over, close coupled W.C., pedestal wash basin, part tiled walls.

## OUTSIDE

Front: Concrete drive.

Rear: Enclosed generous garden laid with artificial lawn, slabbed; concrete & timber decking patio areas, large brick built shed, timber office, W.C. With wash basin.

## OFFICE 4.8M X 2.8M (15'9" X 9'2")

Timber built, door, two windows, power & light.

## SHED 4.8M X 2.8M (15'9" X 9'2")

Brick built, timber door, UPVC double glazed window, power & light.

## EPC INFORMATION

Energy Efficiency Rating = TBC

## CURRENT COUNCIL TAX BAND

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## 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

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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](http://www.theprs.co.uk)

