



42 Gresley Road, Ilkeston, DE7 5LX

£185,000

RENSHAW ESTATES have to offer this THREE BED DETACHED * Popular Cul-De-Sac Location * NO UPWARD CHAIN * Scope for Modernisation * COMBINATION BOILER & Central Heating Upgraded September 2020 * DRIVEWAY * Spacious Lounge Diner with Bar Area * VIDEO TOUR AVAILABLE * Viewing Advised *



42 Gresley Road, Ilkeston, DE7 5LX

ENTRANCE HALL

Double glazed door and window, radiator, stairs to first floor.

LOUNGE DINER 7.2M X 3.6M (23'7" X 11'10")

Double glazed Bay window and window, two radiators, fireplace, fitted bar area.

KITCHEN 3.6M X 2.3M (11'10" X 7'7")

Door and window, wall and base units, worktops, stainless sink, tiled floor.

LANDING

Double glazed window.

BEDROOM 3.7M X 3.7M (12'2" X 12'2")

Double glazed window, radiator, Vaillant combination boiler installed September 2020, loft access.

BEDROOM 3.6M X 3.5M (11'10" X 11'6")

Double glazed window, radiator, fitted wardrobes.

BEDROOM 2.5M X 2.3M (8'2" X 7'7")

Double glazed window, radiator.

BATHROOM 2.6M X 2.3M (8'6" X 7'7")

Double glazed window, radiator, corner bath with shower over, wash basin, WC, part tiled walls.

OUTSIDE

Front: Garden laid to lawn with driveway leading to side and rear car port (needing repairs).

Rear: Low maintenance concrete and gravelled garden.

EPC INFORMATION

Energy Efficiency Rating = D

CURRENT COUNCIL TAX BAND

C

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.

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

42 Gresley Road, Ilkeston, DE7 5LX



