



66 Bright Street, Ilkeston, DE7 8NH

Offers over £300,000

RENSHAW ESTATES are Proud to offer this DEVELOPMENT OPPORTUNITY with PLANNING GRANTED for FIVE FLATS * Five Bed Link-Detached * LARGE PLOT * Electric Gates * TWO EN-SUITES * Large Car Port / Storage * Separate Laundry Room * VIRTUAL VIDEO TOUR * PLANNING REF: ERE/0221/0079



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PLANNING DETAILS

Planning granted for conversion of existing dwelling into two flats, conversion of large carport/workshop to a detached flat, erection of block of two further flats. Erewash planning reference: ERE/0221/0079... Further details can be found on the planning section of Erewash Borough Council.

ENTRANCE

UPVC double glazed door and window, cloakroom, stairs leading up to the entrance landing, radiator, large storage cupboard, stairs leading to lower and upper landings.

DINING KITCHEN 5.8M X 3.3M (19'0" X 10'10")

UPVC double glazed window and French doors with Juliet balcony, radiator, wall and base units with worktops, breakfast bar, tiled splash backs, gas hob, double electric oven, stainless extractor hood, single drainer sink, tiled flooring, ceiling spotlights.

LOUNGE 4.6M X 4M (15'1" X 13'1")

UPVC double glazed sliding patio doors with Juliet balcony, two radiators.

LOWER LEVEL

Fitted wardrobe, radiator.

BEDROOM 4M X 3.3M (13'1" X 10'10")

UPVC double glazed window, radiator, access to dressing room leading to...

EN-SUITE 3.3M X 1.2M (10'10" X 3'11")

UPVC double glazed window, chrome heated towel rail, double shower cubicle, wash basin, WC, tiled splash backs and flooring, ceiling spotlights.

BEDROOM 3.9M X 2.5M (12'10" X 8'2")

UPVC double glazed window, radiator.

BEDROOM 2.5M X 2M (8'2" X 6'7")

UPVC double glazed window, radiator.

BATHROOM 2.4M X 1.8M (7'10" X 5'11")

UPVC double glazed window, chrome heated towel rail, bath, wash basin, WC, tiled splash backs, ceiling spotlights, tiled flooring.

UPPER LEVEL

Window.

BEDROOM 3.9M X 3.3M (12'10" X 10'10")

Double glazed velux window, radiator, access to...

EN-SUITE 3.3M X 0.8M (10'10" X 2'7")

Shower, wash basin, WC, radiator, tiled splash backs and flooring.

BEDROOM 4.8M X 2.5M (15'9" X 8'2")

Double glazed velux window, radiator.

OUTSIDE

Block paved driveway with electric double gates opening onto large sheltered driveway leading to the low maintenance plot with artificial lawn and slabbed patio areas.

LAUNDRY ROOM 3.6M X 1.9M (11'10" X 6'3")

UPVC double glazed door and window, radiator, tiled flooring, base units, stainless sink, worktops, central heating boiler and hot water cylinders, loft access.

CAR PORT 8.8M X 5.7M (28'10" X 18'8")

Brick built with access to...

WORKSHOP 5.8M X 1.9M (19'0" X 6'3")

Door and window, power and light.

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OUTBUILDING/GYM 6.5M X 2.6M (21'4" X 8'6")

Power and light.

SUMMERHOUSE/HOT TUB ROOM 3.8M X 2.2M (12'6" X 7'3")

Power and light.

OUTSIDE WC 2M X 0.8M (6'7" X 2'7")

Wash basin, WC, tiled splash backs.

EPC INFORMATION

Energy Efficiency Rating = D

CURRENT COUNCIL TAX BAND D

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



