

# HoldenCopley

PREPARE TO BE MOVED

Comery Close, Ilkeston, Derbyshire DE7 4SD

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**Guide Price £240,000 - £250,000**



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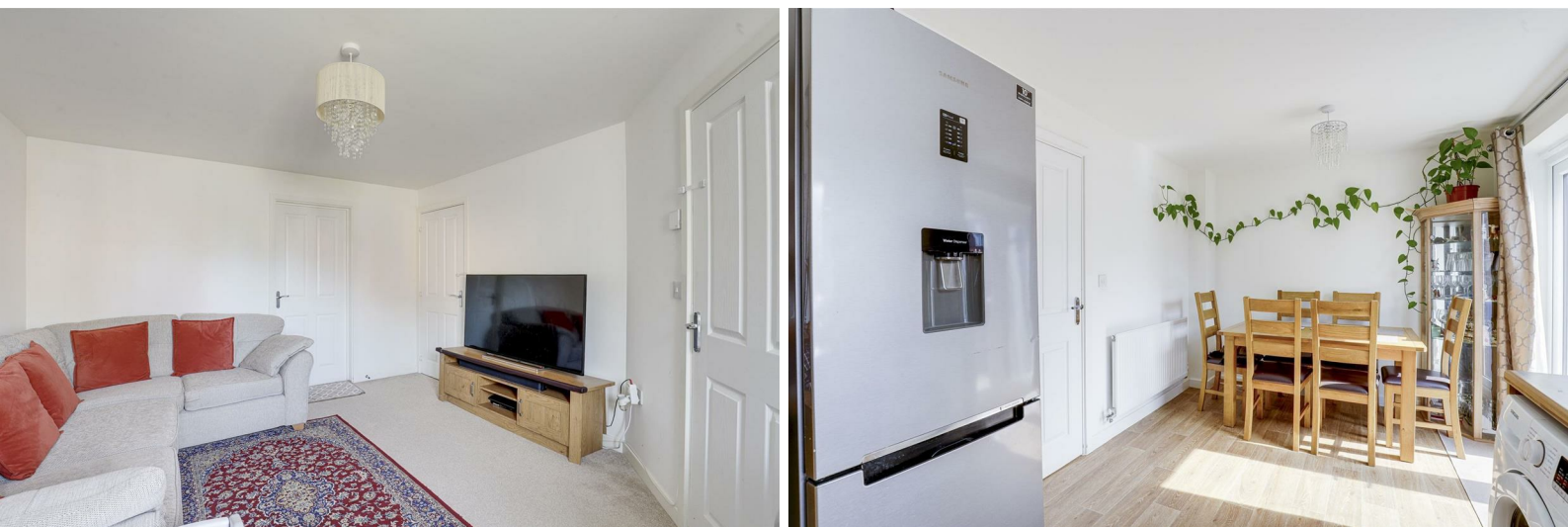


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WELL-PRESENTED THROUGHOUT...

Welcome to this three-bedroom semi-detached house nestled in a popular location. As you step through the entrance hall, you will be greeted by a generously sized living room, perfect for relaxation and entertaining guests. Adjacent is the inviting kitchen/diner, offering a delightful space for culinary creations and family meals. Convenience is key with a convenient W/C on this level. Ascend to the first floor to discover three well-appointed bedrooms, each offering comfort and tranquillity. The master bedroom boasts the luxury of an en-suite, providing a private retreat. Completing the first floor is a three-piece bathroom suite, catering to the needs of the household. Outside, a driveway provides convenient off-road parking, while the private enclosed garden is ideal for al fresco dining or leisurely pursuits. This property is situated in the popular location of Ilkeston, just a short distance from shops, eateries and excellent transport links into both Nottingham and Derby as well as great school catchments.

MUST BE VIEWED







- Semi-Detached House
- Three Bedrooms
- Spacious Living Room
- Fitted Kitchen/Diner
- Ground Floor W/C
- Three-Piece Bathroom Suite & En-Suite To The Master Bedroom
- Driveway
- Private Enclosed Garden
- Popular Location
- Must Be Viewed











## GROUND FLOOR

### Entrance Hall

The entrance hall has carpeted flooring, a radiator and a single composite door providing access into the accommodation

### Living Room

13'10" x 11'8" (4.23m x 3.58m)

The living room has carpeted flooring, an in-built storage cupboard, a TV point, a radiator and a UPVC double glazed window to the front elevation

### Kitchen/Diner

15'0" x 8'4" (4.58m x 2.56m)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink and a half with a drainer and a mixer tap, an integrated oven, an integrated gas hob, an extractor hood, space for a fridge freezer, space and plumbing for a washing machine, a radiator, a UPVC double glazed window to the rear elevation and UPVC double French doors providing access to the rear garden

### W/C

This space has a low-level dual flush W/C, a pedestal wash basin with a stainless steel mixer tap, tiled splashback, laminate flooring, a radiator and a UPVC double glazed window to the front elevation

## FIRST FLOOR

### Landing

The landing has carpeted flooring, an in-built storage cupboard and provides access to the loft and first floor accommodation

### Bedroom One

11'8" x 9'2" (3.58m x 2.80m)

The main bedroom has carpeted flooring, an in-built storage cupboard, access to the en-suite, a radiator and a UPVC double glazed window to the front elevation

### En-Suite

5'11" x 4'11" (1.81m x 1.51m)

The en-suite has a low-level dual flush W/C, a pedestal wash basin with a stainless steel mixer tap, a fitted shower enclosure with a hand-held shower fixture, a radiator, partially tiled walls, laminate flooring and a UPVC double glazed obscure window to the front elevation

### Bedroom Two

8'9" x 7'1" (2.68m x 2.17m)

The second bedroom has carpeted flooring, a radiator and a UPVC double glazed window to the rear elevation

### Bedroom Three

7'1" x 5'6" (2.17m x 1.70m)

The third bedroom has carpeted flooring, a radiator and a UPVC double glazed window to the rear elevation

### Bathroom

5'8" x 5'6" (1.74m x 1.70m)

The bathroom has a low-level dual flush W/C, a pedestal wash basin with a stainless steel mixer tap, a panelled bath, a radiator, partially tiled walls, laminate flooring and a UPVC double glazed obscure window to the side elevation

## OUTSIDE

### Front

To the front of the property is a driveway providing off-road parking and courtesy lighting

### Rear

To the rear of the property is a private enclosed garden with a stone paved patio area, a lawn, a shed, brick boundaries and panelled fencing

## ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Connected to Mains Supply

Septic Tank – No

Flood Risk – No flooding in the past 5 years

Very low risk of flooding

## DISCLAIMER

Council Tax Band Rating - Erewash Borough Council - Band B

This information was obtained through the directgov website.

HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:

Property Tenure is Freehold

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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

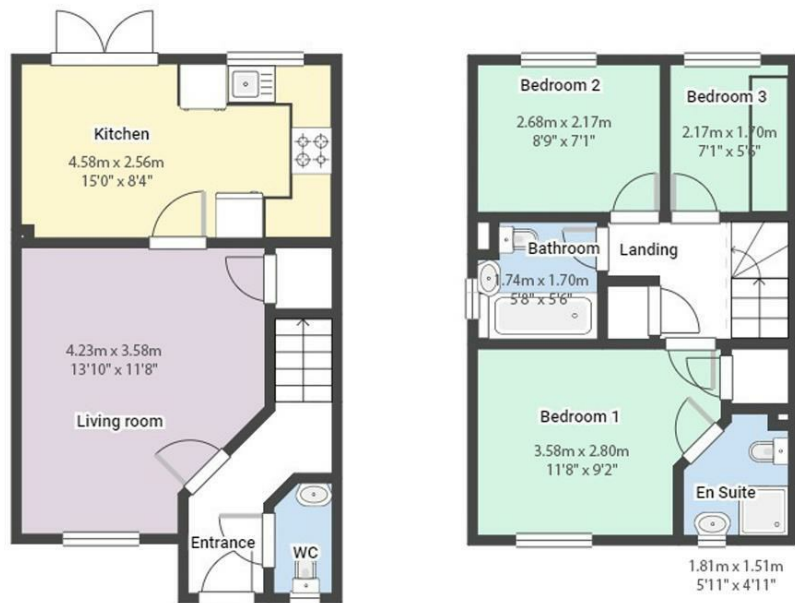
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Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	96
(92 plus) A	
(81-91) B	83
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC

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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only. They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.  
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