

# HoldenCopley

PREPARE TO BE MOVED

Tunnicliffe Close, Ilkeston, Derbyshire DE7 8EP

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**Guide Price £180,000**

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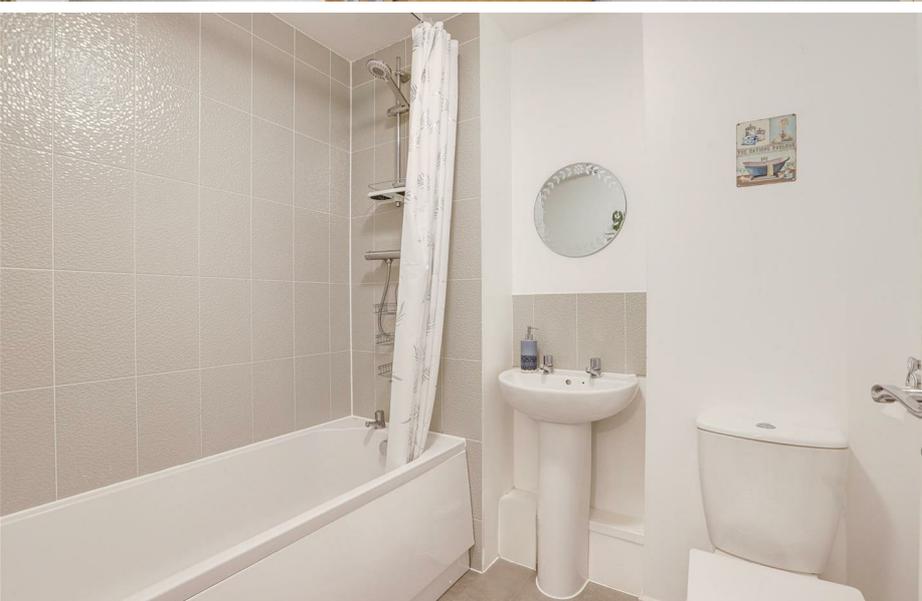
GUIDE PRICE: £180,000 - £200,000

GREAT STARTER HOME...

This well presented three-bedroom end-terraced house is ready for its new owners to move straight in, offering a comfortable and versatile space perfect for a range of buyers. Situated in a quiet residential area, the property benefits from easy access to local amenities, well-regarded schools, shops, and convenient transport links. Inside, the ground floor welcomes you with an inviting entrance hall leading to a spacious living room, ideal for relaxing or entertaining. The modern fitted kitchen is thoughtfully designed, while a convenient W/C adds practicality to the layout. Upstairs, three bedrooms are serviced by a bathroom suite. Outside, the property boasts off-road parking to the front and a delightful south-facing rear garden, complete with a patio area, a lawn, and a large shed offering valuable storage.

MUST BE VIEWED





- End-Terraced House
- Three Bedrooms
- Modern Fitted Kitchen
- Spacious Living Room
- Ground Floor W/C
- Three-Piece Bathroom Suite
- South-Facing Garden With Large Shed
- Off-Road Parking
- Security Alarm Fitted
- Quiet Residential Location





## GROUND FLOOR

### Entrance Hall

8'11" max x 15'11" (2.73m max x 4.87m)

The entrance hall has carpeted flooring, a radiator, an in-built under stair cupboard, a wall-mounted consumer unit, and a single composite door providing access into the accommodation.

### Kitchen

8'4" x 11'1" (2.56m x 3.39m)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink and a half with a mixer tap and drainer, an integrated electric oven with a gas hob, an extractor fan and stainless steel splashback, an integrated fridge freezer, space and plumbing for a slimline dishwasher, a radiator, vinyl tile flooring, and a UPVC double-glazed window to the front elevation.

### W/C

4'6" x 6'2" (1.39m x 1.88m)

This space has a low level dual flush W/C, a pedestal wash basin, tiled splashback, vinyl flooring, an extractor fan, a radiator, and wall-mounted coat hooks.

### Living Room

12'8" x 15'5" (3.87m x 4.70m)

The living room has carpeted flooring, a radiator, a UPVC double-glazed window to the rear elevation, and a single UPVC door to access the rear garden.

## FIRST FLOOR

### Landing

3'6" x 8'7" (1.09m x 2.63m)

The landing has carpeted flooring, a radiator, access to the loft, and provides access to the first floor accommodation.

### Bedroom One

13'5" max x 15'3" (4.10m max x 4.67m)

The first bedroom has two UPVC double-glazed windows to the front elevation, carpeted flooring, and a radiator.

### Bedroom Two

11'3" max x 10'0" (3.44m max x 3.06m)

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

### Bedroom Three

6'3" max x 11'3" (1.93m max x 3.44m)

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

### Bathroom

6'5" max x 6'9" (1.97m max x 2.07m)

The bathroom has a low level dual flush W/C, a pedestal wash basin, a panelled bath with a mains-fed shower, vinyl flooring, partially tiled walls, an extractor fan, and a radiator.

## OUTSIDE

### Front

To the front of the property is a driveway for off-road parking and an additional shared parking space.

### Rear

To the rear of the property is a private south-facing garden with a patio area, a lawn, a range of plants and shrubs, courtesy lighting, a large shed, fence panelled boundaries, and gated access.

## ADDITIONAL INFORMATION

Broadband – Virgin Media, Openreach

Broadband Speed - Ultrafast available - 1000 Mbps (download) 220 Mbps (upload)

Phone Signal – Mostly 4G / Some 5G

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years+

Area - Low risk for surface water / very low risk for rivers & sea

Non-Standard Construction – No

Any Legal Restrictions – There is a tree at the front of our property near the driveway. If you wish to remove it, you'll need to obtain permission from Taylor Wimpey, the estate developer.

Other Material Issues – No

## 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:

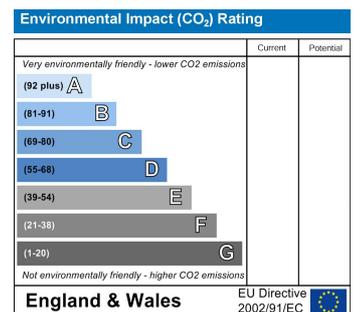
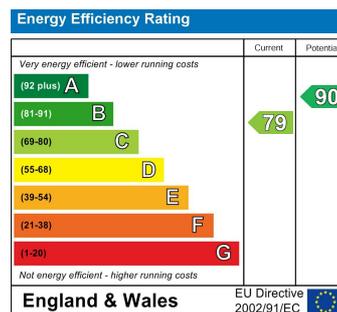
Property Tenure is Freehold

Service Charge in the year marketing commenced (£PA): £175

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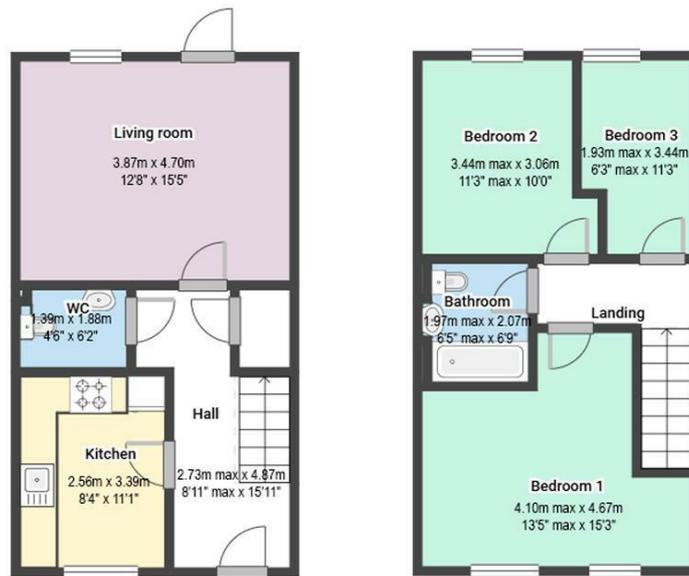
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or 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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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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