

HoldenCopley

PREPARE TO BE MOVED

Vicarage Avenue, Ilkeston, Derbyshire DE7 8PN

Guide Price £250,000 - £260,000

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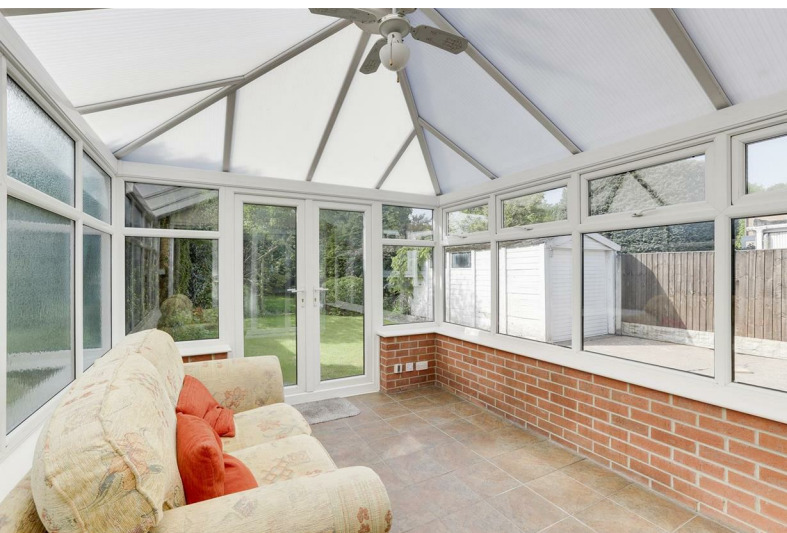


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NO UPWARD CHAIN...

This two-bedroom detached bungalow is offered to the market with no upward chain, making it the perfect purchase for anyone looking to move straight in. Ideally located within close proximity to a range of local amenities including shops, excellent transport links, Shipley Country Park, and is within catchment to great schools. Upon entering the property, you are welcomed by a useful porch leading into a fitted kitchen/diner, complete with a breakfast bar and ample storage space, with access to the rear garden, ideal for everyday family living. The spacious living room benefits from a feature fireplace with a decorative surround and sliding patio doors opening out to the conservatory, filling the space with natural light. The accommodation offers two double bedrooms, with the master bedroom boasting a large fitted wardrobe, serviced by a three-piece bathroom suite. Outside to the front, the property enjoys a large driveway providing off-street parking for multiple vehicles, alongside a lawned garden with planted borders. To the rear, there is a generous south-facing garden featuring a paved patio seating area, a well-maintained lawn, planted boundaries, and access to a detached garage.

MUST BE VIEWED





- Detached Bungalow
- Two Double Bedrooms
- Fitted Kitchen/Diner
- Living Room With Feature Fireplace
- Conservatory
- Three Piece Bathroom Suite
- South Facing Garden
- Detached Garage
- Off-Street Parking
- Must Be Viewed





GROUND FLOOR

Entrance Porch

4'3" x 2'7" (1.30m x 0.79m)

The entrance porch has tiled flooring, UPVC double-glazed obscure windows to the front elevation, and a single UPVC door providing access into the accommodation.

Kitchen/Diner

21'11" x 9'5" (max) (6.70m x 2.89m (max))

The kitchen/diner has a range of fitted base and wall units with worktops and a breakfast bar, a stainless steel sink and a half with a swan neck mixer tap and a drainer, a freestanding double cooker with a stainless steel splashback and extractor fan, an integrated fridge freezer, space and plumbing for a dishwasher, wood-effect flooring, partially tiled walls, a radiator, an in-built storage cupboard, a wall-mounted combi boiler, a UPVC double-glazed window to the rear elevation, a single UPVC obscure door providing access via the entrance porch, and a single UPVC door leading out to the rear garden.

Living Room

17'4" x 9'11" (5.30m x 3.04m)

The living room has carpeted flooring, a feature fireplace with a decorative surround and a hearth, two radiators, coving to the ceiling, a UPVC double-glazed window to the side elevation, and sliding porch doors leading into the conservatory.

Conservatory

10'9" x 8'11" (3.29m x 2.74m)

The conservatory has tiled flooring, exposed brick walls, a polycarbonate roof, UPVC double-glazed obscure windows to the side elevation, UPVC double-glazed windows to the side and rear elevations, and doble French doors leading out to the rear garden.

Master Bedroom

14'4" x 9'11" (4.39m x 3.04m)

The main bedroom has carpeted flooring, a radiator, coving to the ceiling, fitted wardrobes, and a UPVC double-glazed window to the front elevation.

Bedroom Two

9'9" x 9'6" (2.99m x 2.91m)

The second bedroom has carpeted flooring, a radiator, coving to the ceiling, and two UPVC double-glazed windows to the front and side elevations.

Bathroom

6'0" x 5'10" (1.83m x 1.80m)

The bathroom has a low level dual flush W/C, a pedestal wash basin with a mixer tap, a curved panelled bath with a mixer tap and a handheld shower, tiled flooring, partially tiled walls, a radiator, coving to the ceiling, and a UPVC double-glazed obscure window.

Garage

15'11" x 8'0" (4.86m x 2.46m)

The garage has ample storage space and an up and over door.

OUTSIDE

Front

To the front of the property is a paved driveway providing off-street parking for multiple cars, gated access to the rear of the garden, and a lawned area with planted borders.

Rear

To the rear of the property is private enclosed garden with a paved patio seating area, a lawn, a garage, planted borders, and fence panelled boundaries.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Heating – Connected to Mains Supply

Septic Tank – No

Broadband Speed - Ultrafast - 1800 Mbps (Highest available download speed)

220 Mbps (Highest available upload speed)

Phone Signal – All 4G and limited 5G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Medium risk of rivers and seas flooding

Very low risk of surface water flooding

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Erewash Borough Council - Band C

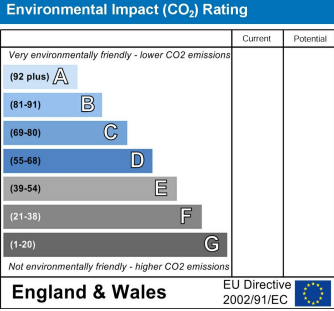
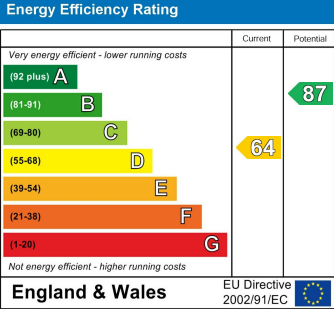
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold.

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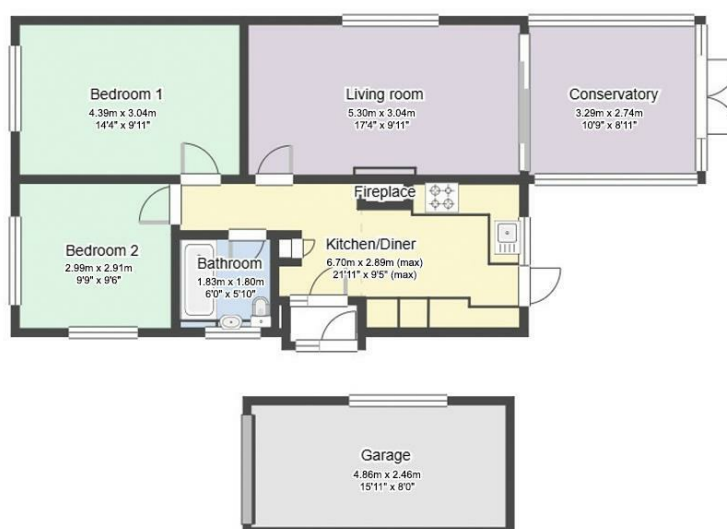
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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