

HoldenCopley

PREPARE TO BE MOVED

Bunting Close, Ilkeston, Derbyshire DE7 4JE

£170,000

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IDEAL FOR FIRST TIME BUYERS...

This immaculately presented three-bedroom end-terrace house would make the perfect home for any first-time buyers or small families looking for a property they can move straight into. The property is ideally situated in a convenient location, within close proximity to a range of local shops, great schools, and transport links. To the ground floor, the accommodation comprises an entrance, a spacious reception room, and a modern fitted kitchen offering a range of units and work surfaces. There is also useful external storage space, providing additional practicality. The first floor carries three well-proportioned bedrooms, serviced by a three-piece bathroom suite and loft access for further storage. Outside, the property offers on-street parking and a lawned front garden. To the rear, there is a private enclosed garden featuring a lawned area. Presented in pristine condition throughout, this home is ready for its new owners to make it their own.

NO UPWARD CHAIN





- End-Terrace House
- Three Bedrooms
- Spacious Reception Room
- Modern Fitted Kitchen
- Three Piece Bathroom Suite
- Private Enclosed Rear Garden
- Well-Connected Location
- Close To Local Amenities
- Immaculately Presented Throughout
- No Upward Chain





GROUND FLOOR

Entrance

5'10" x 2'7" (1.79m x 0.80m)

The entrance has wood-effect flooring, carpeted stairs and a single UPVC door providing access into the accommodation.

Lounge/Dining Room

19'8" x 11'3" (6.01m x 3.45m)

The lounge/dining room has UPVC double-glazed windows to the front and rear elevations, wood-effect flooring, two radiators and recessed spotlights.

Kitchen

14'8" max x 9'6" (4.49m max x 2.90m)

The kitchen has a range of fitted shaker style base and wall units with worktops and a tiled splashback, an integrated oven, a gas hob with an extractor hood, space for an under the counter fridge, a stainless steel sink with a drainer, tiled flooring, a radiator, an under the stairs cupboard, recessed spotlights, a UPVC double-glazed window to the rear elevation and a single UPVC door providing side access.

FIRST FLOOR

Landing

10'1" x 2'8" (3.09m x 0.82m)

The landing has carpeted flooring, a built-in cupboard, access into the loft and provides access to the first floor accommodation.

Master Bedroom

13'1" max x 10'4" (3.99m max x 3.17m)

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

Bedroom Two

13'5" max x 9'0" (4.11m max x 2.76m)

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

Bedroom Three

10'8" max x 7'11" (3.27m max x 2.43m)

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

Bathroom

7'7" x 5'6" (2.32m x 1.70m)

The bathroom has a low level flush W/C, a pedestal wash basin with a tiled splashback, a fitted panelled bath with a tiled splashback, wood-effect flooring, a radiator and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front is on street parking, a garden with a lawn and access to the outdoor storage.

Rear

To the rear is a private garden with a lawn, an outdoor tap and fence panelled boundaries.

ADDITIONAL INFORMATION

- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Gas - 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 & some 3G/5G available
- Sewage – Mains Supply
- Flood Risk – No flooding in the past 5 years
- Low risk of flooding
- Non-Standard Construction - Yes, concrete
- Any Legal Restrictions – No
- Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Erewash Borough Council - Band A

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:

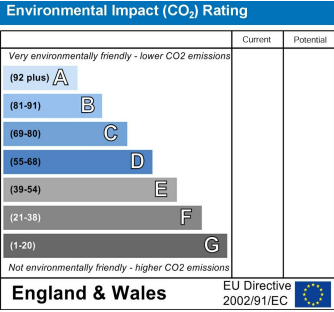
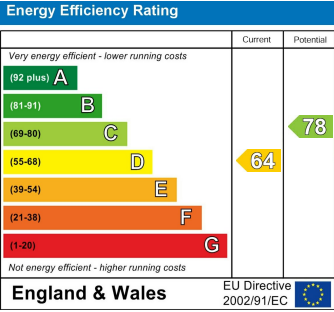
Property Tenure is Freehold

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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Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.



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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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