



35 Boatmans Close, Ilkeston, DE7 8LT

£199,950



An ideal downsize purchase, this two bedroom detached bungalow offers excellent potential for improvement and is offered for sale with no chain.



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DIRECTIONS

From the centre of Ilkeston, exit the traffic island onto Granby Street and follow for a short distance turning right onto Springfield Gardens, right into Boatman's Close turning left the fork where the property will be found on the right.

The gas centrally heated and UPVC double glazed accommodation comprises, side entrance hallway, kitchen, living room, inner lobby, two bedrooms and bathroom.

Externally there are lawned front and rear gardens, driveway and detached garage.

The property is located towards the end of a small cul-de-sac close to the many shopping facilities in the town centre.

The property is attractively offered for sale with no upward chain and vacant possession.

ACCOMMODATION

ENTRANCE HALLWAY

Entering the property at the side through a UPVC double glazed door into a formal hallway with useful store cupboard, radiator, access into the kitchen and lounge.

KITCHEN

7'9" x 7'9" (2.36m x 2.36m)

Fitted with a range of wall and base units having matching cupboard and drawer fronts,

laminated work surfaces and tiled walls, stainless steel sink and drainer, electric oven, gas hob, UPVC double glazed window.

LOUNGE

16'9" x 11' (5.11m x 3.35m)

A spacious reception room having a large UPVC double glazed window overlooking the rear garden, fireplace and surround with inset gas fire and hearth, media connections and radiator.

INNER LOBBY

Providing access into both bedrooms, bathroom and loft where the boiler is positioned, there is also a useful store cupboard.

BEDROOM ONE

11'1" to rear of wardrobes x 8'9" (3.38m to rear of wardrobes x 2.67m)

Having built-in wardrobes, front facing UPVC double glazed window and radiator.

BEDROOM TWO

10'1" x 9'3" (3.07m x 2.82m)

Having a UPVC double glazed window to the front elevation, radiator.

BATHROOM

6'9" x 5'9" (2.06m x 1.75m)

Fitted with a panelled bath with a mains shower over, wash hand basin and low-level WC, tiled walls, vinyl floor covering, UPVC double glazed window and radiator.

OUTSIDE

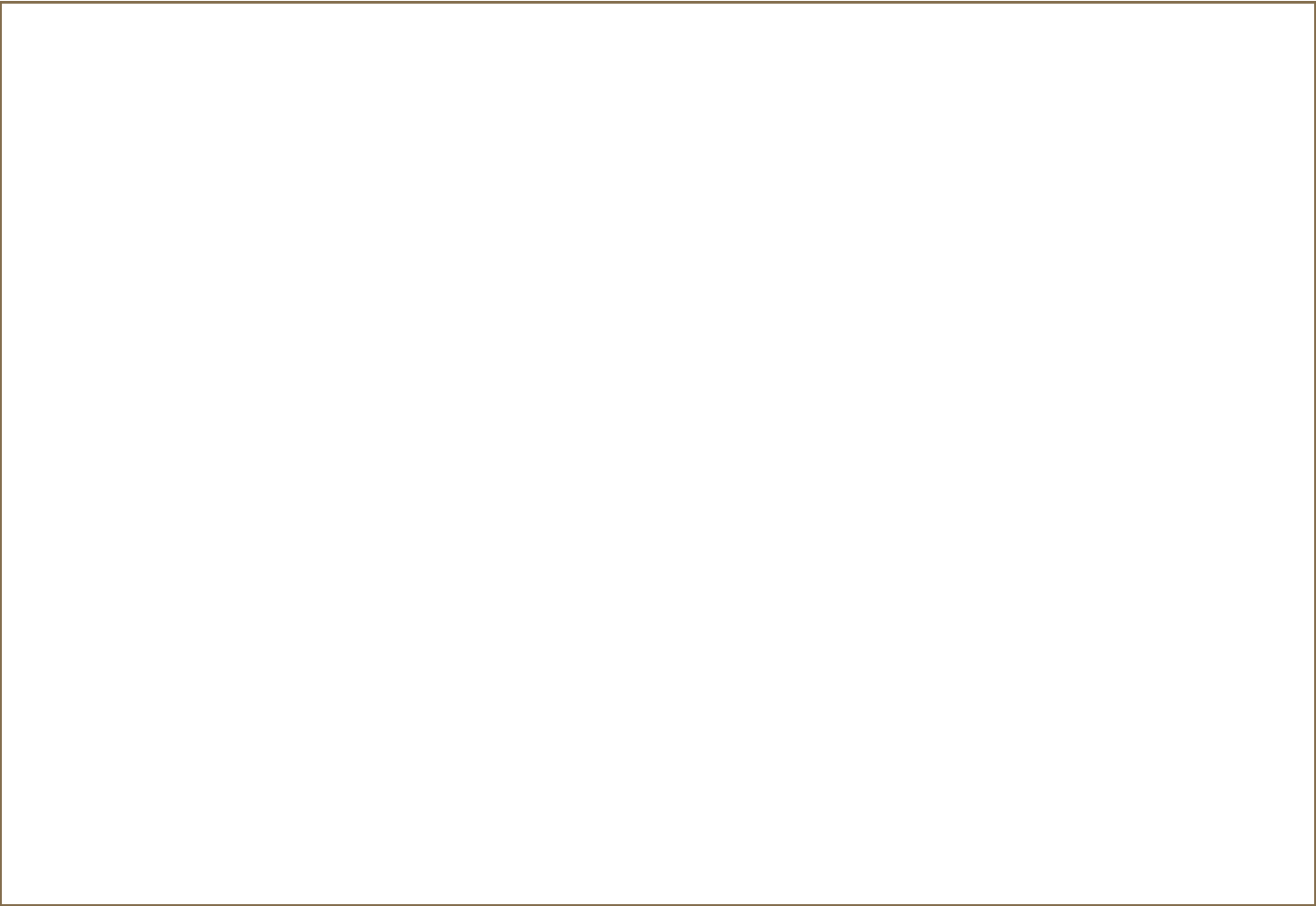
Externally there are lawned front and rear gardens, driveway and detached garage.



Road Map



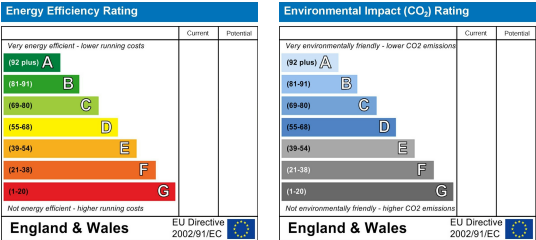
Floor Plan



Viewing

Please contact our Derby Office on 01332 383838 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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