

## 100 Park Road, Ilkeston, DE7 5DF



**£230,000**



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Margi Willis Estates are delighted to offer to the sales market this traditional style detached bungalow situated in this popular residential location and offered with no upward chain. The accommodation in brief comprises: Entrance hallway, lounge, dining room and kitchen, two bedrooms and bathroom. Outside there is a garden and car standing at the front and at the rear there is an enclosed garden and garage access restricted so used as storage.

### Entrance Hallway

With double glazed entrance door to the front elevation, access to the loft, wooden flooring, radiator, pantry with double glazed window to the side elevation.

### Lounge

14'2" into bay x 11' (4.32m into bay x 3.35m)

With leaded double glazed window to the front elevation, feature fireplace incorporating living flame gas fire, radiator.

### Dining Room

12'5" x 9'5" (3.78m x 2.87m)

With double glazed bay window and door to the rear elevation, radiator.

### Kitchen

8'9" x 5'9" (2.67m x 1.75m)

With wall, base and drawer units incorporating working surfaces over, single drainer sink unit with mixer tap over and tiled splash backs, plumbing for automatic washing machine, radiator, double glazed window to the rear elevation.

### Bedroom One

14'2" into bay x 11'2" (4.32m into bay x 3.40m)

With double glazed bay window to the front elevation, radiator, fitted wardrobes with cupboards over and bedside cabinets

### Bedroom Two

11' x 9'6" (3.35m x 2.90m)

With double glazed window to the rear elevation, radiator.

### Bathroom

8' 5'5" (2.44m x 1.65m)

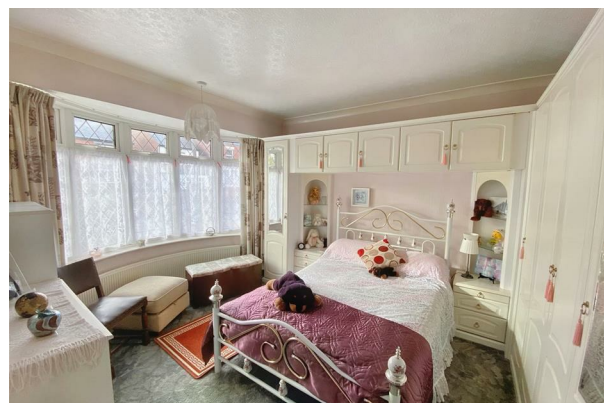
Comprising a three piece suite of low level w.c, pedestal wash basin, paneled bath with electric shower over, double glazed window to the rear elevation, radiator, airing cupboard.

### Outside

To the front of the property there is a garden and driveway, at the rear there is a good sized enclosed paved garden.

### Anti Money Laundering Regulations

All intending purchasers of a property being marketed by Margi Willis Estates will be required to provide copies of their personal identification documentation to comply with the current money laundering regulations. We ask for your prompt and full co-operation to ensure there is no delay in agreeing the sale of a property.





## Conveyancing

We can provide you with a conveyancing quotation for your sale and/or purchase upon request. MWE is partnered with Move With Us Ltd. conveyancing, a referral fee is paid upon completion only, which is one hundred and eighty one pounds (this includes completion fees and Incentives)

## Disclaimer

Please note: These property particulars do not constitute or form part of the offer or contract. All measurements are approximate. Any appliances or services to be included in the sale have not been tested by ourselves and accordingly we recommend that all interested parties satisfy themselves as to the condition and working order prior to purchasing. None of the statements contained in these particulars or floor plans are to be relied on as statements or representations of fact and any intending purchaser must satisfy themselves by inspection or perusal of the title to the property or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make, warrant or give, neither do Margi Willis Estate Agents and any persons in their employment have any authority to make or give, any representation or warranty whatsoever in relation to this property

## Mortgage Advice

Independent Mortgage Advice is available through our Mortgage Advisor. Please contact us for further information. PLEASE NOTE: Your home may be at risk of repossession if you do not keep up repayments on your mortgage.

## Viewing This Property

Viewing this property is strictly by appointment only through Margi Willis Estates. Contact us: 0115 9305555 sales@margiwillis.co.uk You can also contact us on Facebook and Twitter.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		62	
(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		Current	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	

