



## 39 Main Street, Horsley Woodhouse, Ilkeston, DE7 6AU

**£139,950**



Offered with vacant possession/ no chain. In need of some modernisation the traditional two bedroom Victorian terrace property is situated in a popular village of Horsley Woodhouse with south facing rear garden enjoying countryside views and benefitting from rear vehicular access. Viewing by appointment.





# 39 Main Street, Horsley Woodhouse, Ilkeston, DE7 6AU

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The well proportioned accommodation comprises entrance porch, open lounge diner, kitchen, lean to conservatory, two double bedrooms and shower room.

Benefitting from majority UPVC double glazed windows and doors.

There is vehicle access to rear of the property where a south facing garden has three brick out houses providing storage and a greenhouse.

Horsley Woodhouse is popular village with excellent local amenities ie primary schools, village shops, doctors surgery and real ale pubs. Conveniently situated with easy access to Derby, Nottingham and major road links ie A38, M1 and A6. The village is close to golf courses and open countryside with many local walks with easy access to surrounding villages, Belper, Heanor and Ripley.

## ACCOMMODATION

A UPVC double glazed entrance allows access

## ENTRANCE PORCH

An original wooden entrance door opens into :

## LOUNGE DINER

20'5 x 12'11 (6.22m x 3.94m)

There is a UPVC double glazed window to the front, stone built fire surround housing two wall mounted gas fires, TV aerial point and a built-in cupboard houses the meters. A

recessed storage area, wooden window and stairs climb to the first floor.

## KITCHEN

10'1 x 6'8 (3.07m x 2.03m )

Fitted with base cupboards, drawers and wall mounted cupboards with a stainless steel sink drainer with splash back tiling, plumbing for a washing machine, gas cooker and fridge freezer. There is a UPVC double glazed window to the rear and entrance door opens into :

## LEAN TO CONSERVATORY

8'1 x 4'9 (2.46m x 1.45m )

Constructed with UPVC double glazed doors, windows and triple polycarbonate roof with light.

## FIRST FLOOR

### BEDROOM ONE

16'7 x 10'3 (5.05m x 3.12m )

There is a UPVC double glazed window to the front elevation

### BEDROOM TWO

9'11 x 9'10 (3.02m x 3.00m)

A UPVC double glazed window to the rear elevation provides far reaching open countryside views and a built in cupboard provides wardrobe facility and houses the hot water cylinder.

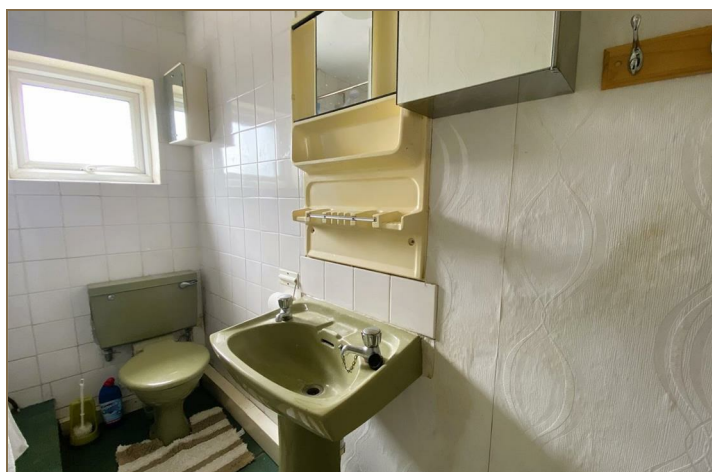
### SHOWER ROOM

Appointed with a three piece suite comprising

shower enclosure with electric shower, pedestal wash hand basin and low flush WC, complementary tiling and UPVC double glazed window.

### **OUTSIDE**

To the front of the property is a tarmac frontage. A shared entry to the side provides access to the rear garden with a paved courtyard, flower beds, greenhouse and two brick built out houses providing storage and a gardeners WC.



## Road Map



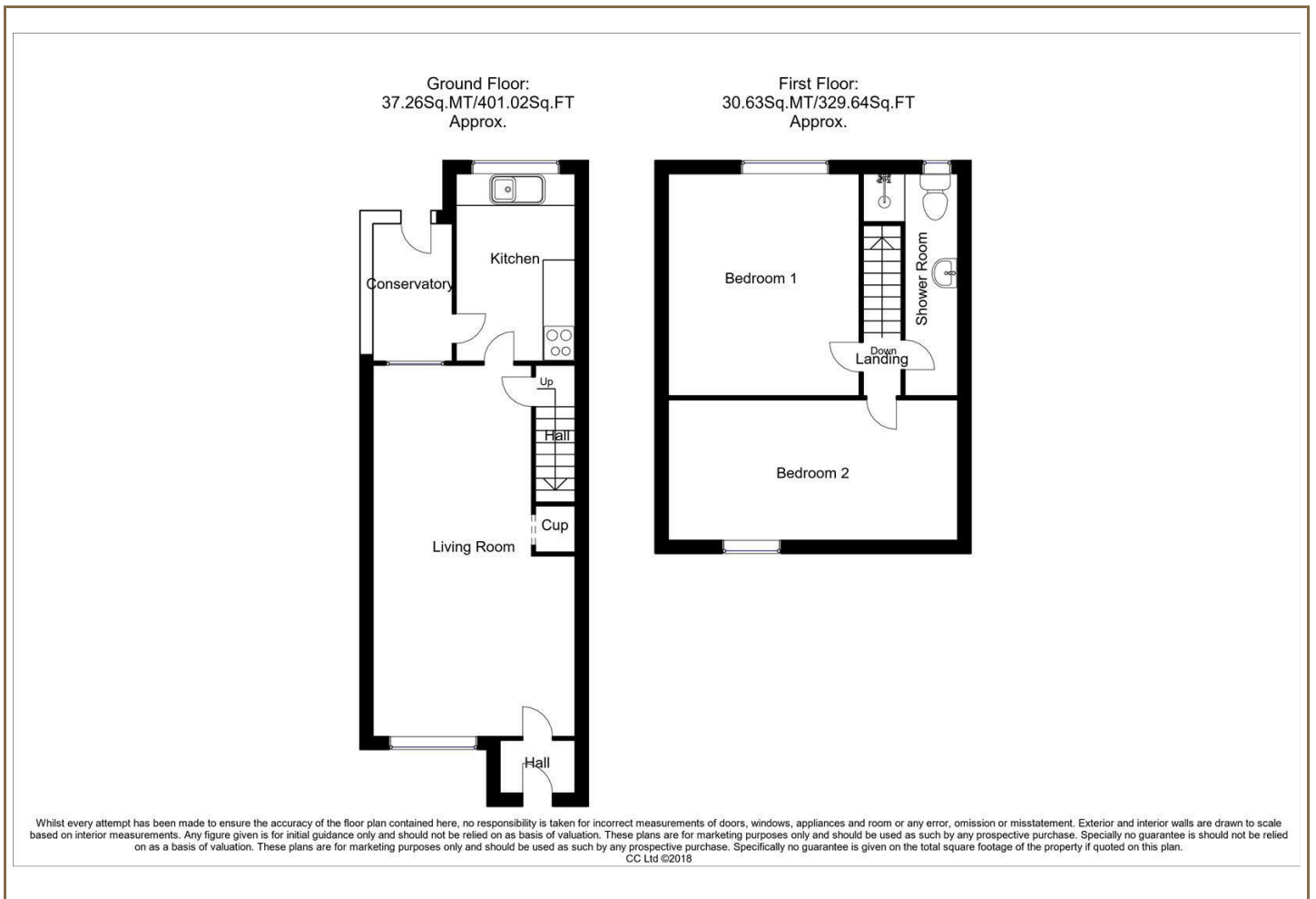
## Hybrid Map



## Terrain Map



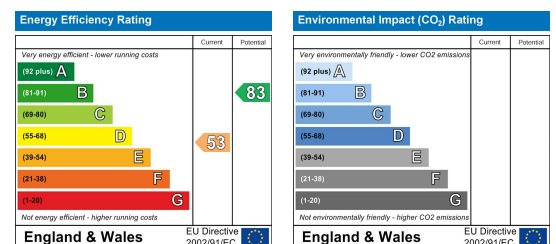
## Floor Plan



## Viewing

Please contact our Belper Office on 01773 880788 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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Oxford House, Stanier Way  
Wyvern Business Park, Derby, DE21 6BF  
01332 383838  
sales@boxallbrownandjones.co.uk

The Studio, Queen Street  
Belper DE56 1NR  
01773 880788  
belper@boxallbrownandjones.co.uk