



Nottingham Road  
Ilkeston, Derbyshire DE7 5AT

A TWO BEDROOM MID TERRACED  
HOUSE.

**Offers Over £100,000 Freehold**

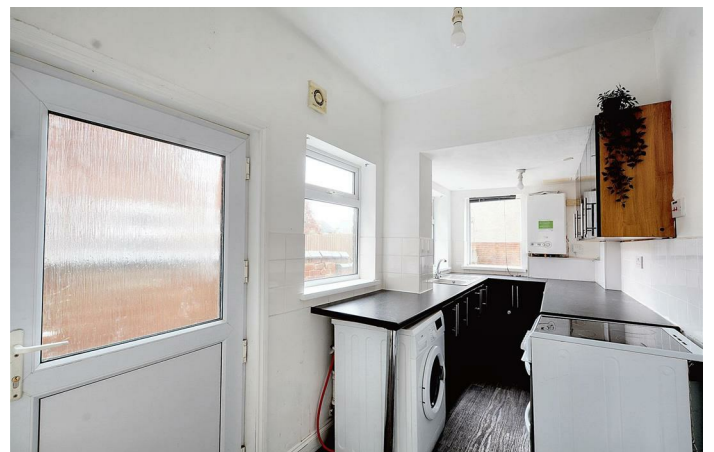
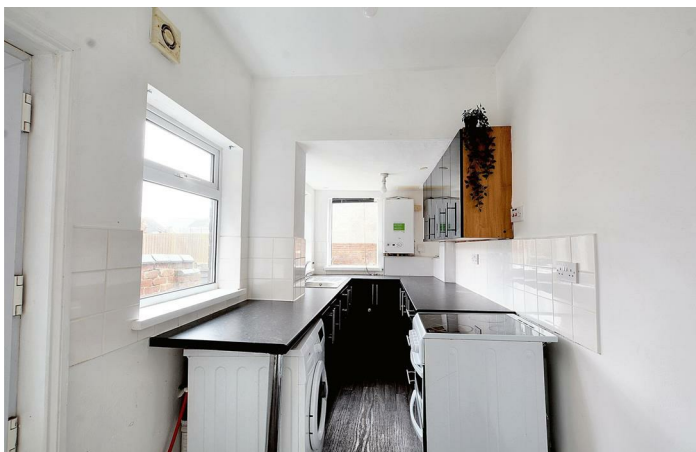


A two double bedroom mid terraced house.

Offered for sale with NO CHAIN and vacant possession. The property benefits from gas fired central heating served from a combination boiler. The accommodation comprises lounge, separate dining room and fitted kitchen. The first floor landing provides access to two bedrooms and a modern bathroom/WC with shower.

Conveniently situated on Nottingham Road, close to the town centre of Ilkeston, with Morrisons supermarket on the doorstep, as well as a regular bus service.

The property would suit a buy to let investor or offers great potential to first time buyers to put their own mark upon it.



## LOUNGE

11'1" plus bay x 11'3" (3.40 plus bay x 3.44)

Radiator, double glazed bay window to the front, double glazed front entrance door.

## DINING ROOM

11'1" x 11'4" (3.4 x 3.47)

Radiator, understairs store cupboard, double glazed window to the rear.

## KITCHEN

14'7" x 5'11" (4.46 x 1.82)

Fitted range of wall, base and drawer units with rolled edge work surfacing and inset stainless steel sink unit with single drainer. Electric cooker, plumbing and space for washing machine, wall mounted gas boiler (for central heating and hot water), double glazed windows and door to rear.

## FIRST FLOOR LANDING

Doors to bedrooms and bathroom.

## BEDROOM ONE

11'2" x 11'4" (3.41 x 3.47)

Radiator, double glazed window to the rear.

## BEDROOM TWO

11'2" x 8'1" (3.42 x 2.47)

Overstairs store cupboard, radiator, double glazed window to the rear.

## BATHROOM

7'11" x 5'11" (2.42 x 1.81)

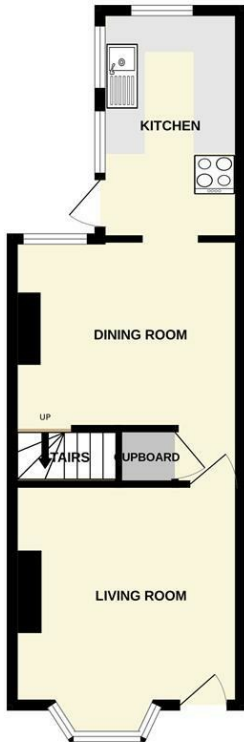
Three piece suite comprising wash hand basin, low flush WC, bath with thermostatic controlled shower and screen over, radiator, double glazed window.

## OUTSIDE

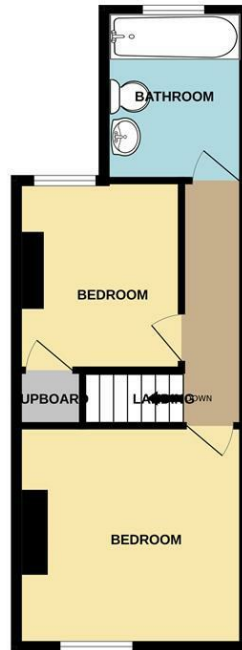
To the front is a small garden which is walled-in with gate leading to the front door. To the rear there is a yard and garden.



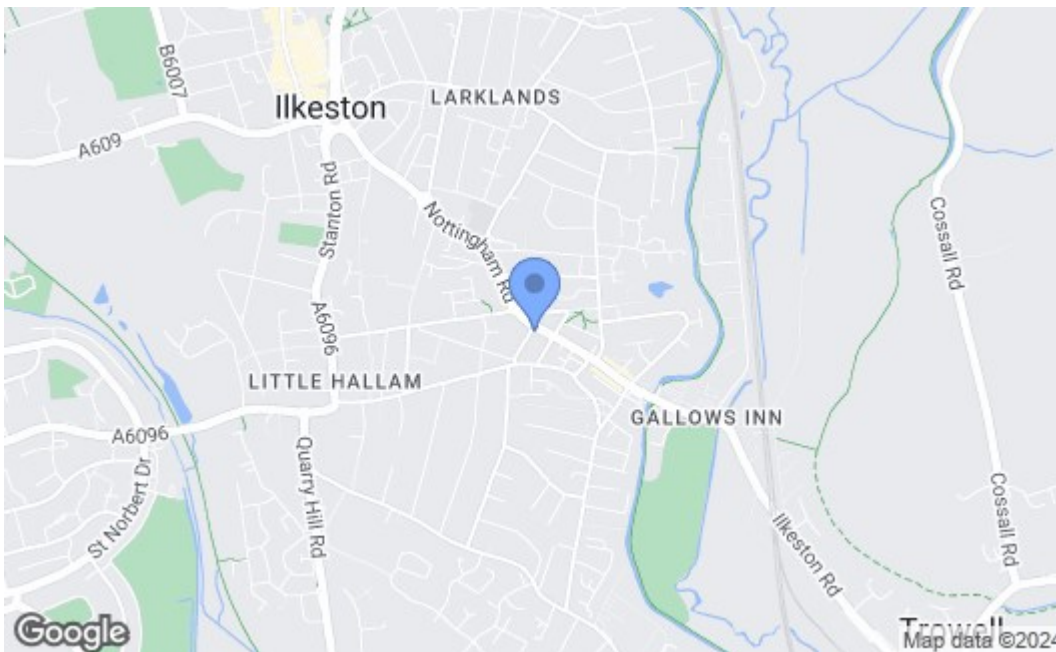
GROUND FLOOR  
395 sq.ft. (36.7 sq.m.) approx.



1ST FLOOR  
363 sq.ft. (33.7 sq.m.) approx.



TOTAL FLOOR AREA: 758 sq.ft. (70.5 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		58	
(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	

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