



Albert Street  
Ilkeston, Derbyshire DE7 5GS

A TWO DOUBLE BEDROOM MID  
TERRACED HOUSE.

**Offers In Excess Of**

£125,000

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This recently refurbished two double bedroom mid terraced house comes to the market in a ready to move into condition.

Forming an attractive run of Victorian terraced houses situated on a residential street within walking distance of the market town centre of Ilkeston which has a wide variety of shops, facilities and good public transport links.

The property benefits from gas fired central heating served from a combination boiler, double glazed windows and comprises a lounge, separate dining room and modern fitted kitchen.

To the first floor, the landing provides access to two double bedrooms and a modern bathroom/WC.

The property enjoys a block paved courtyard style rear garden. There is a residents permit parking available (subject to application) on the street.

This property will suit a variety of buyers, those looking to make their first step onto the property ladder, those looking to downsize to a convenient place and long term buy to let opportunity. Viewing is recommended.



## LOUNGE

12'1" x 11'11" (3.69 x 3.64)

Radiator, double glazed window and door to the front.

## DINING ROOM

12'11" x 12'0" (3.96 x 3.68)

Radiator, double glazed window to the rear.

## KITCHEN

11'10" x 5'10" (3.61 x 1.80)

Incorporating a modern fitted range of wall, base and drawer units with rolled edge work surfacing and inset stainless steel sink unit with single drainer. Built-in electric oven, gas hob and extractor hood over. Plumbing and space for washing machine. Double glazed window and door to the rear garden.

## FIRST FLOOR LANDING

Doors to bedrooms and bathroom.

## BEDROOM ONE

12'4" x 12'0" (3.77 x 3.67)

Ornate cast iron fireplace, radiator, double glazed window to the front.

## BEDROOM TWO

13'0" x 8'10" (3.98 x 2.70)

Ornate cast iron fireplace, radiator, double glazed window to the rear.

## BATHROOM

11'4" x 6'0" (3.47 x 1.84)

Incorporating a three piece suite comprising wash hand basin, low flush WC, bath with shower over. Double glazed window.

## OUTSIDE

To the front there is a walled-in garden. To the rear there is a yard and garden with block paving and shrub beds.

## COUNCIL TAX

Erewash Borough Council Band A.

## Material Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating (combination boiler)

Septic Tank – No

Broadband – Yes

Broadband Speed - Standard, Superfast and Ultrafast available

Phone Signal – EE, O2 and Three = Green - Vodafone : Amber

Sewage – Mains supply

Flood Risk – Rivers No Flood Risk - Surface Water Very Low

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – Coal mining reporting area





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		68	75
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>		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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.