



**Victoria Street
Ilkeston, Derbyshire DE7 8EL**

£175,000 Freehold

0115 949 0044



/robertellisestateagent



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ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET WITH THE ADDED BENEFIT OF BEING SOLD WITH NO UPWARD CHAIN THIS RECENTLY MODERNISED THREE BEDROOM END TOWN HOUSE SITUATED IN A CUL DE SAC LOCATION.

With accommodation over two floors, the ground floor comprises entrance hall with useful storage space and ground floor WC, front living room and rear breakfast kitchen. The first floor landing then provides access to three bedrooms and a bathroom suite.

The property also benefits from gas fired central heating from combination boiler, double glazing, off-street parking and generous enclosed rear garden space.

The property is located within a courtyard of similar properties within easy reach of local amenities, schooling, transport links and open countryside.

We believe the property will make an ideal first time buyer or family home and highly recommend an internal viewing.



ENTRANCE HALL

2'1" x 6'0" (6.45 x 1.83)

uPVC panel and double glazed front entrance door, radiator, staircase rising to the first floor with useful understairs storage cupboard, useful cloaks cupboard with an additional rear hallway storage room, laminate flooring.

GROUND FLOOR WC

5'9" x 2'10" (1.76 x 0.87)

Two piece suite comprising push flush WC, wash hand basin with mixer tap, tiled splashbacks, storage cabinets. Double glazed window to the rear, laminate flooring.

LIVING ROOM

13'1" x 11'2" (4.01 x 3.42)

Double glazed window to the front, radiator, laminate flooring, wall light points, media points.

BREAKFAST KITCHEN

13'6" x 11'3" (4.12 x 3.44)

The kitchen comprises a matching range of fitted base and wall storage cupboards with roll top work surfaces incorporating one and a half bowl sink unit with central swan-neck mixer tap and draining board. Fitted four ring hob with extractor over and oven beneath, plumbing for washing machine, space for fridge/freezer, space for dining table and chairs, radiator, tiled floor, sliding double glazed patio doors opening out to the rear garden.

FIRST FLOOR LANDING

Doors to all bedrooms and bathroom. Loft access point and boiler cupboard housing the gas fired combination boiler for central heating and hot water purposes.

BEDROOM ONE

13'5" x 11'9" (4.09 x 3.60)

Double glazed window to the rear, radiator.

BEDROOM TWO

13'5" x 9'11" (4.09 x 3.04)

Double glazed window to the front, radiator, laminate flooring.

BEDROOM THREE

9'10" x 7'8" (3.02 x 2.36)

Double glazed window to the front, radiator.



BATHROOM

7'7" x 5'6" (2.33 x 1.69)

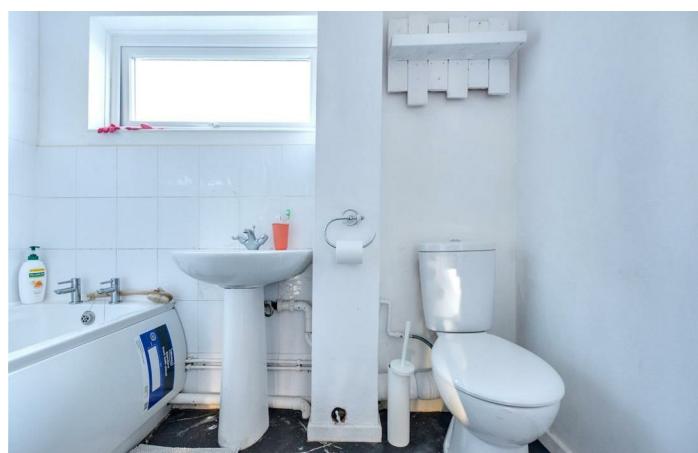
Three piece suite comprising panel bath with mains shower attachment and glass shower screen, wash hand basin with mixer tap and push flush WC. Partial wall tiling, double glazed window to the rear, radiator.

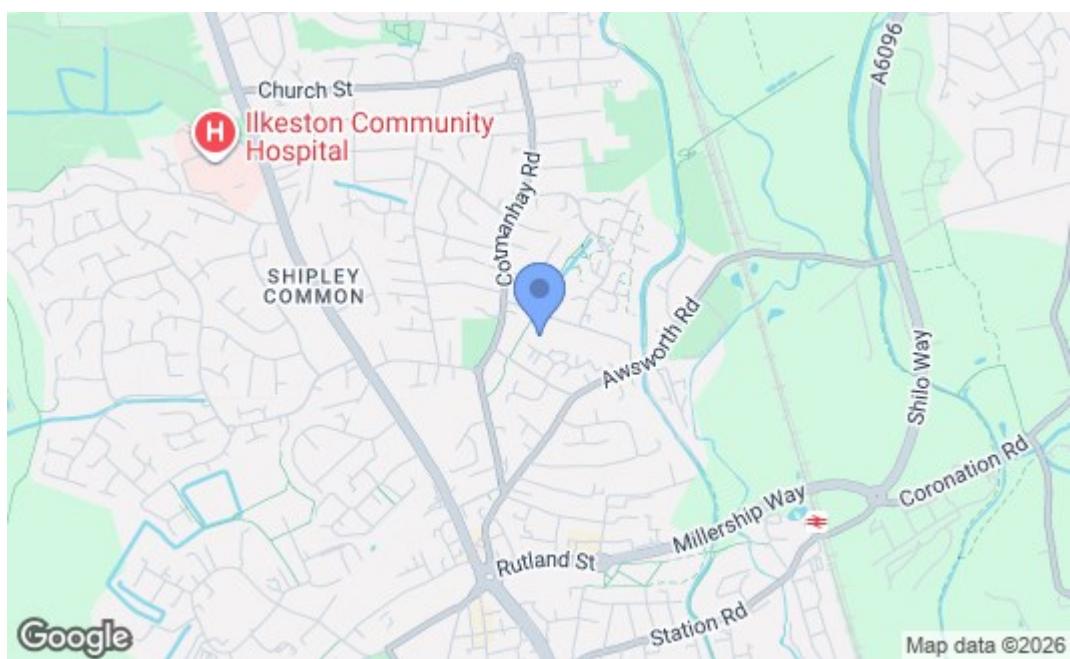
OUTSIDE

To the front of the property there is a tarmac and block paved edged driveway providing off-street parking with access to the front entrance door and pedestrian access leading down the left hand side of the property into the rear garden. The rear garden is of a generous overall plot enclosed by timber fencing with concrete posts and gravel boards to the boundary lines, initial paved patio seating area (ideal for entertaining). The garden then raises to a lawn with gravel/bark borders housing a variety of bushes and shrubbery. Within the garden there is an external water tap and lighting point, useful garden brick store and timber storage shed.

DIRECTIONS

The property is located just off Ebeneezer Street in Cotmanhay and is located on the right hand side of Victoria Street (signposted Draycott Court) and then further identified by our For Sale board.





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	85
(81-91)	B	
(69-80)	C	69
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	

Not energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ 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 CO₂ emissions

England & Wales 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, fixture or fitting has been tested.