

1 Bed Cottage

O.I.R.O £155,000

📍 Main Road, Smalley, Ilkeston, Derbyshire, DE7 6EE



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**Phillips
& Co**
EST. 2012
MY PAD GROUP

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My Pad Phillips And Co are delighted to offer to the sales market this character cottage situated in the popular village of Smalley. The accommodation in brief comprises: Entrance porch, lounge with feature inglenook fireplace incorporating log burning stove and a fitted kitchen to the ground floor whilst to the first floor landing there is one double bedroom and a bathroom. Outside there is a driveway with hard standing for two cars whilst to the rear there is an enclosed courtyard. The property is Freehold and the Council Tax Band is A. Energy rating C.

Entrance Porch

With hardwood entrance door to the front elevation, double glazed window, radiator, storage cupboard, laminate flooring.

Lounge 12' x 12' (3.66m x 3.66m)



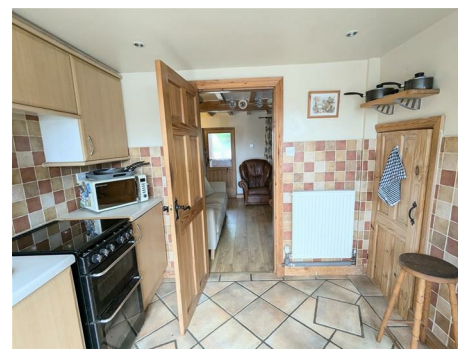
With heavily beamed ceiling, two wall light points, window to the front elevation, feature inglenook fireplace incorporating log burning stove, laminate flooring.



Fitted Kitchen 10'5" x 8'5" (3.18m x 2.57m)



Comprising a range of wall, base and drawer units incorporating working surfaces over, single drainer sink unit with mixer tap over and tiled splash backs, integrated fridge and freezer, under the stairs storage cupboard, radiator, double glazed window and door to the rear elevation, stairs leading up to the first floor landing.



Landing

Providing access to the bedroom and bathroom.

Bedroom One 11'6" x 11'2" (3.51m x 3.40m)



With two double glazed windows to the front elevation, radiator, laminate flooring.

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garden and driveway providing off road car standing for two cars whilst to the rear there is an enclosed courtyard.



Bathroom 8'8" x 6'3" (2.64m x 1.91m)



Comprising a three piece suite of: low level w.c, pedestal wash hand basin, panelled bath with mains fed shower over, spotlighting to the ceiling, airing cupboard housing gas boiler, double glazed window to the rear elevation, laminate flooring.

Outside



To the front of the property there is a

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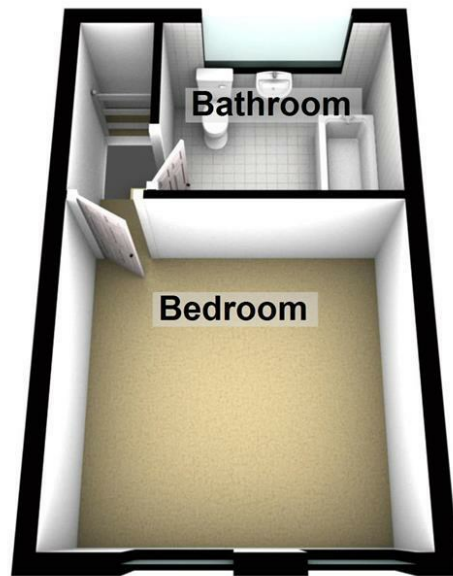
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Ground Floor



First Floor



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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			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			
		72	86

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