

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	68	80
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			



**Buyer Information:**

1. Anti-Money Laundering (AML) Regulations: We are legally required to verify all purchasers. The cost is £24 (inc VAT) per person.
2. General: These sales particulars are intended as a general guide only. If any detail is especially important, please contact us—particularly if you're travelling a long distance to view.
3. Measurements: All measurements are approximate and provided for guidance only.
4. Services: Services, equipment, and appliances have not been tested. Buyers should arrange their own surveys or inspections.
5. These details are given in good faith but do not form part of any offer or contract. Information should be independently verified. Hannells Limited and its employees or agents are not authorised to make representations or warranties regarding the property

**View This Property!**

Get in touch today on the contact details below and we'd be delighted to arrange a viewing of this property for you.

**W:** hannells.co.uk  
**E:** chaddesden@hannells.co.uk  
**T:** 01332 281400

## Viewing Strictly By Appointment Only

We recommend our preferred partner law firms who are solicitors selected by Us for their experience and efficiency in providing conveyancing services. We receive a referral fee of between £225 - £250 per completed transaction.

We recommend our preferred partner Mortgage intermediaries who are mortgage specialists available to provide you with the advice you need. We receive a referral fee of approximately £350 per completed transaction.

We recommend our preferred partner Insurance Company who provide Buildings and Contents Insurance. We receive a referral fee of approximately £25 per completed transaction.

We recommend our preferred partner Removal Company for home removals. We receive a referral fee of £50 per completed transaction.

You are NOT obliged to use our preferred partner services.

Viewing Arrangements: Strictly by prior appointment with Hannells Estate Agents.

These particulars are intended only as a guide to the property. They do not form part of the contract and although they are believed to be correct, they may be inaccurate in important aspects.

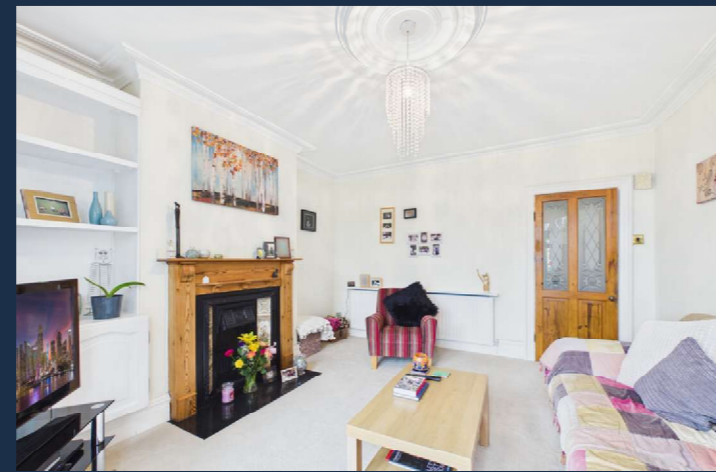
## Main Street, Ilkeston, DE7 8LH | Freehold

The property enjoys far-reaching views from both the living room and the gardens. Ideal for first-time buyers, the property offers well-proportioned accommodation including two double bedrooms and a spacious bathroom.. Externally, the property benefits from off-road parking, a mature rear garden, enclosed courtyard seating area, and a range of useful outhouses providing excellent storage space.

- Victorian Terrace Property Dating Back to 1897
- Character Accommodation, No Upward Chain
- Far Reaching Views, Off-Road Parking
- EPC Rating D, Standard Construction
- Council Tax Band A, Freehold



These particulars are intended to give a brief description of the property as a guide to prospective buyers. Accordingly, their accuracy is not guaranteed and Hannells Ltd nor the vendors accept any liability of their contents. They do not constitute an offer for sale. Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require further clarification of information. The Property Misdescription Act 1991 – The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the Property are based on information supplied by the Seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their Solicitor.



Freehold

A Moving Experience...



**Full Description:**

A characterful terraced property dating back to 1897, offered for sale with no upward chain. The property enjoys far-reaching views from both the living room and the gardens. Ideal for first-time buyers, the property offers well-proportioned accommodation including two generous double bedrooms and a spacious bathroom fitted with a four-piece suite. Externally, the property benefits from off-road parking, a mature rear garden, enclosed courtyard seating area, and a range of useful outhouses providing excellent storage space. Situated on the northern edge of Ilkeston, bordering Shipley, the property is conveniently located for a variety of local amenities, schools, and transport links, making it an excellent choice for those seeking both character and convenience.

The accommodation is supplemented by gas fire central heating, double glazing and briefly comprises:- Entrance hall, utility room, inner hallway with access to cellar, breakfast kitchen with feature fireplace and living room again with feature fireplace and a door provides access to the mature garden with far reaching views.

To the first floor the passaged landing provides access to two double bedrooms, one having a feature fireplace and spacious bathroom with a four piece suite.

Outside, there is a driveway via gated access providing off-road parking, enclosed courtyard seating and area with useful outhouses and mature garden with far reaching viewings.

**Room Measurements & Details:**

- Entry:** (4'4" x 3'4") 1.32 x 1.02
- Utility Room:** (6'4" x 8'10") 1.93 x 2.69
- Breakfast Kitchen:** (13'9" x 12'11") 4.19 x 3.94
- Inner Hallway:** (3'2" x 3'1") 0.97 x 0.94
- Access to cellar
- Living Room:** (14'0" x 12'11") 4.27 x 3.94
- First Floor Landing:** (17'4" x 2'9") 5.28 x 0.84
- Bedroom One:** (14'1" x 13'0") 4.29 x 3.96
- Bedroom Two:** (10'11" x 9'9") 3.33 x 2.97
- Bathroom:** (7'4" x 12'11") 2.24 x 3.94