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PROPERTY SERVICES
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Tudor Grove 34a and 34b Bright Street, Ilkeston, DE7 8NH

Offers Over £140,000

- Investment Opportunity
- Spacious Properties
- Rear Yard
- Currently Achieving £1250
- Two One Bedroom Flats
- Ground Floor and First Floor Flats
- Sold with Tenants in Situ
- No Upward Chain

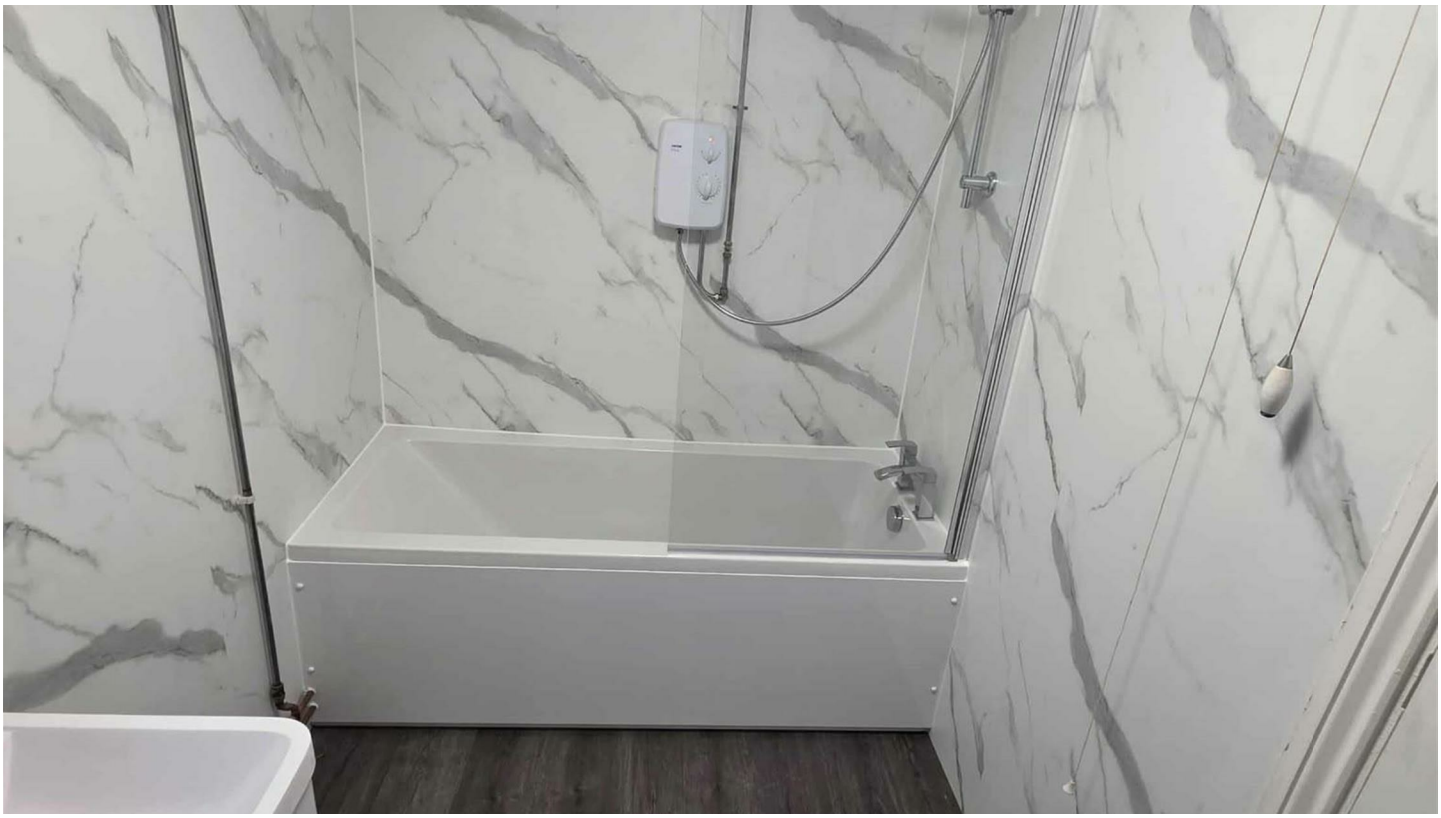
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www.dmwps.co.uk

Tudor Grove 34a and 34b Bright Street, Ilkeston DE7 8NH

An opportunity to buy two one bedroom apartments. The ground floor flat comprises Lounge, Kitchen, Bedroom, Shower Room and rear yard. To the first floor is a further spacious one bedrooms flat comprising, Lounge, Kitchen and Bathroom. Being sold with tenants in situ, currently achieving a total rent of £1250 PCM. No Upward Chain.

2 2 2 D

Council Tax Band:







MAIN DESCRIPTION
An opportunity to purchase a detached freehold property that is split into two one bedroom apartments. The ground floor flat comprises Lounge, Kitchen, Bedroom, Shower Room and rear yard. To the first floor is a further spacious one bedrooms flat comprising, Lounge, Kitchen and Bathroom. Being sold with tenants in situ, currently achieving a total rent of £1200 PCM. No Upward Chain.

GROUND FLOOR FLAT - PORCH
With door to the Entrance Hall.

ENTRANCE HALL
Doors to the Bedroom, Shower Room and Kitchen.

KITCHEN
9'9" x 8'8"
Window to the rear elevation. Wall mounted gas combination boiler. Radiator. Door to the Lounge.

LOUNGE
12'3" x 13'1"
Two windows to the front elevation. Radiator.

BEDROOM
14'0" x 13'1"
Window to the front elevation. Radiator.

SHOWER ROOM
Pedestal wash hand basin. Low level flush toilet. Wet room cubicle with electric shower. Window to the rear. Radiator.

EXTERIOR
Yard to the rear accessed via side gate.

FIRST FLOOR FLAT - ENTRANCE HALL
Entered via front door, with stairs to the first floor landing.

LANDING
With doors to all rooms.

LOUNGE
13'2" x 12'7"
Windows to the front and rear elevations. Radiator.

KITCHEN
11'8" x 12'6"
Modern kitchen with a range of base and wall units. Wall mounted gas combination boiler. Integrated oven and electric hob. Window to the rear elevation.

BEDROOM
11'9" x 12'7"
Window to the front elevation. Radiator.

BATHROOM
12'1" x 5'8"
Corner bath with mixer shower. Sink unit. Low level flush toilet. Radiator. Window to the rear.

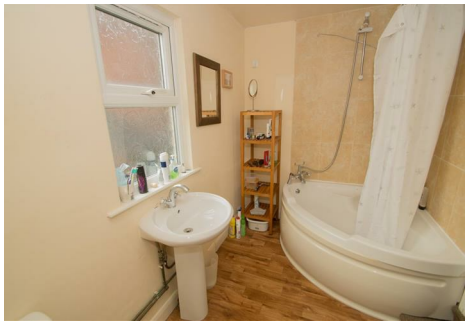
TENURE
Both flats are on a separate leasehold title with a very long leasehold (982 years), however the freehold for the building is included within the sale. If buying with a mortgage a specialist lender will be required.


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Tesco Pizza Counter Shaved
Mozzarella Cheese



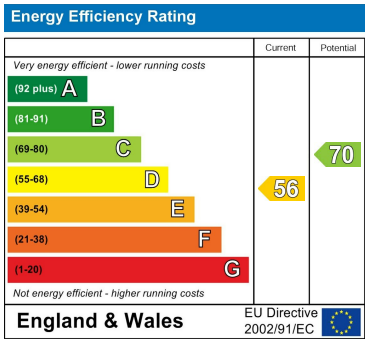


Viewings

Viewings by arrangement only. Call 01159625003 to make an appointment.

EPC Rating:

D



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