



30 Grenville Drive

Ilkeston DE7 8HT

£140,000



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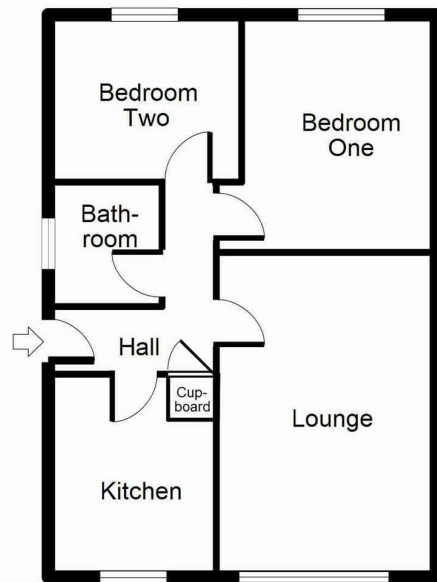
**** REDUCED FOR A QUICK SALE **** A two-bedroom detached bungalow situated in a peaceful cul-de-sac, offering off-road parking and a detached garage. The property features a kitchen, a comfortable lounge, a shower room, and a low-maintenance rear garden, perfect for outdoor relaxation.

This home is offered with No Upward Chain, making it an ideal purchase for those looking to move quickly.

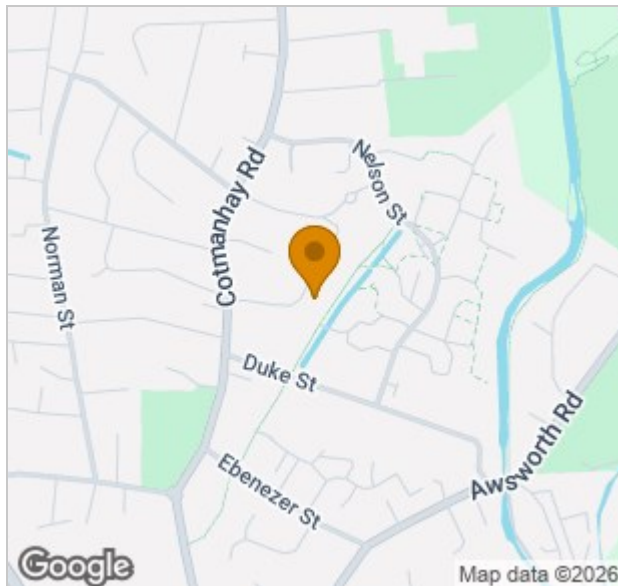
Ilkeston is a much sought-after market town centrally located half way between Nottingham and Derby in the borough of Erewash and has a wide range of facilities. Ilkeston boasts its own railway station and is just 10 minutes from both junction 25 and 26 of the M1 motorway and has fantastic public transport links. Both Nottingham City and the QMC Hospital are less the 20 minutes away.



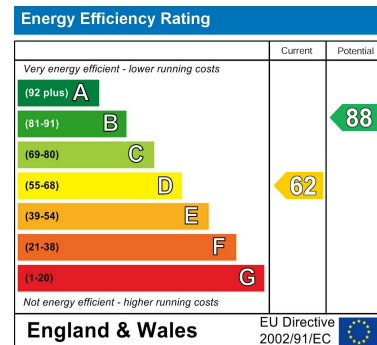
Floor Plan



Map



Energy Efficiency Graph



Viewing

Please contact our Eastwood Office on 01773 535535 if you wish to arrange a viewing appointment for this property or require further information.

Hallway

Double glazed door to the side elevation, doors off & radiator.

Kitchen

9'11" x 6'1" (3.02m x 1.85m)

Double glazed window to the front elevation, wall & base units with laminate worktop over, composite sink & drainer with mixer tap, freestanding cooker, space for fridge/freezer, space for washing machine, wall mounted boiler & tiled flooring.

Lounge

15'10" x 10'10" (4.83m x 3.30m)

Double glazed bay window to the front elevation, fire surround with gas fire, coving to ceiling, wall lights, radiator & fitted carpet.

Bedroom One

10'1" x 8'3" (3.07m x 2.51m)

A double bedroom with coved ceiling, large double glazed window to the rear elevation, radiator & fitted carpet.

Bedroom Two

9'2" x 7'9" (2.79m x 2.36m)

Double glazed window o the rear elevation, coving to ceiling, radiator & fitted carpet.

Shower Room

7'2" x 5'7" (2.18m x 1.70m)

Frosted double glazed window to the side elevation, walk in shower cubicle with electric shower, low flush WC, vanity wash hand basin, radiator, part tiled walls & laminate flooring.

Outside

Rear Garden

Paved patio area, lawn area, brick & fence boundary.

Detached Garage

Brick built detached garage with up & over door.

Council Tax Band

Council Tax Band B

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

2 Alexandra Street, Eastwood, Nottinghamshire, NG16 3BD
Tel: 01773 535535 Email: property@charlesnewton.co.uk www.charlesnewton.co.uk